

Merged Chula Vista Redevelopment Project

Amended and Restated Redevelopment Plan

Adopted May 4, 2004 by City Council Ordinance 2962

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Table of Contents

SECTION I (100) INTRODUCTION.....	1
SECTION II (200) GENERAL DEFINITIONS	2
SECTION III (300) PROJECT AREA BOUNDARIES.....	4
SECTION IV (400) REDEVELOPMENT PLAN GOALS	4
2004 Amendment Constituent Area	4
Otay Valley Constituent Area	5
Original and Amended Southwest Constituent Areas	7
Original and Amended Town Centre II Constituent Area.....	8
SECTION V (500) REDEVELOPMENT PLAN ACTIONS	9
(501) General.....	9
(502) Property Acquisition.....	10
(505) Participation by Owners and Persons Engaged in Business.....	12
(509) Implementing Rules.....	14
(510) Cooperation with Public Bodies.....	14
(511) Property Management.....	15
(512) Payments to Taxing Agencies.....	15
(513) Relocation of Persons Displaced by a Project	15
(516) Demolition, Clearance, Public Improvements, Site Preparation and Removal of Hazardous Waste.....	16
(521) Rehabilitation, Moving of Structures by the Agency and Seismic Repairs	17
(526) Property Disposition and Development	19
(534) Low- and Moderate-Income Housing.....	23

SECTION VI (600) USES PERMITTED IN THE PROJECT AREA23

(601)	Maps and Uses Permitted	23
(602)	Public Uses	24
(605)	Nonconforming Uses	24
(606)	Interim Uses.....	25
(607)	General Control and Limitations	25
(617)	Design for Development	27
(618)	Building Permits.....	28

SECTION VII (700) METHODS FOR FINANCING THE PROJECT28

(701)	General Description of the Proposed Financing Methods....	28
(702)	Tax Increment Revenue	29
(703)	Agency Bonds.....	30
(704)	Other Loans and Grants.....	31
(705)	Rehabilitation Loans, Grants, and Rebates	31

SECTION VIII (800) ACTIONS BY THE CITY 31

SECTION IX (900) ADMINISTRATION AND ENFORCEMENT ... 32

SECTION X (1000) PLAN LIMITATIONS..... 32

(1001)	Amount of Cumulative Tax Increment Revenue.....	32
(1002)	Amount of Bonded Indebtedness Outstanding At Any One Time	33
(1003)	Time Frame to Incur Indebtedness	33
(1004)	Duration of This Plan.....	34
(1005)	Time Frame to Collect Tax Increment Revenue	34

SECTION XI (1100) PROCEDURE OF AMENDMENT 34

Exhibit A – Project Area Map..... 35

Exhibit B – Legal Description 37

Exhibit C – Listing of Proposed Public Facilities and Infrastructure Projects	38
Public Infrastructure Projects	38
Community Facilities.....	38
Exhibit D – Diagram of Current Permitted Land Uses	39

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SECTION I (100) INTRODUCTION

- (101) This is the amended and restated Redevelopment Plan for the merged Chula Vista Redevelopment Project ("Plan"), located in the city limits and sphere of influence of the City of Chula Vista, California. It consists of the text (Sections 100 through 1100); the Map of the merged Chula Vista Redevelopment Project Area ("Project Area") (Exhibit A), the legal description of the Project Area boundaries (Exhibit B), a listing of the proposed, public facilities and infrastructure improvement projects (Exhibit C), and a diagram of current permitted land uses (Exhibit D).

The Project Area consists of six constituent redevelopment project areas:

- the Original Town Centre II Redevelopment Project Area (hereinafter defined as the "Original Town Centre II Constituent Area");
- the Amended Town Centre II Constituent Area which consists of an area added to the Original Town Centre II Constituent Area;
- the Otay Valley Redevelopment Project Area (hereinafter defined "Otay Valley Constituent Area");
- the Original Southwest Redevelopment Project Area (hereinafter defined as the "Original Southwest Constituent Area");
- the Amended Southwest Constituent Area, which consists of, an area added to the Original Southwest Constituent Area.

The aforementioned Original Town Centre II Constituent Area, the Amended Town Centre II Constituent Area, the Otay Valley Constituent Area, the Original Southwest Constituent Area and the Amended Southwest Constituent Area were previously merged on August 22, 2000 by Ordinance Nos. 2817, 2818 and 2819, and are hereinafter referred to collectively as the "Merged Chula Vista Redevelopment Project Area" and amended on January 13, 2004 by Ordinance No.2947 and February 3, 2004 by Ordinance No.2949.

- The 2004 Amendment Constituent Area, which consists of, an area added to the Merged Chula Vista Redevelopment Project Area by Ordinance No. 2962 adopted on May 4, 2004.

This Plan has been prepared by the Redevelopment Agency of the City of Chula Vista, California ("Agency") pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.), the California Constitution and all applicable laws and ordinances.

This Plan provides the Agency with powers, duties and obligations to implement the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within the Project Area. Instead, this Plan presents a process and a basic framework within which specific development plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

Many of the requirements contained in this Plan are necessitated by and in accordance with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such statutory changes affect this Plan's terms, and would be applicable to the Agency, the Project Area, or this Plan, the terms of this Plan that are so affected shall be automatically superseded by such statutory changes, to the extent necessary to be in conformity with such statutory changes (and all other terms of the Plan shall remain in full force and effect).

SECTION II (200) GENERAL DEFINITIONS

The following definitions will be used generally in the context of this Plan unless otherwise specified herein:

- A. "Agency" means the Redevelopment Agency of the City of Chula Vista, California.
- B. "Annual Work Program" means that portion of the Agency's annual budget that sets forth programs and goals to be accomplished by the Agency during the fiscal year.
- C. "City" means the City of Chula Vista, California.
- D. "City Council" means the legislative body of the City.
- E. "County" means the County of San Diego, California.
- F. "Disposition and Development Agreement" means an agreement between a developer and the Agency that sets forth terms and conditions for improvement and redevelopment.

- G. "General Plan" means the General Plan of the City, the comprehensive and long-term general plan for the physical development of the City, as it exists today or is hereafter amended.
- H. "Legal Description" means the metes and bounds legal description of the Project Area attached hereto as Exhibit B.
- I. "Map" means the map of the Project Area attached hereto as Exhibit A.
- J. "Method of Relocation" means the methods or plans adopted by the Agency pursuant to Sections 33352(f) and 33411 of the Redevelopment Law for the relocation of families, persons and businesses to be temporarily or permanently displaced by actions of the Agency.
- K. "Owner" means any person owning fee title to, or a long-term leasehold interest in real property within the Project Area.
- L. "Owner Participation Agreement" means an agreement between the Agency and an Owner, which sets forth terms and conditions for use of property, and/or its improvement and/or its redevelopment as to a specific property.
- M. "Participant" means an Owner who has entered into a Participation Agreement with the Agency.
- N. "Person" means an individual(s), or any public or private entities.
- O. "Plan" means this amended and restated Redevelopment Plan for the Merged Redevelopment Project, as amended by Ordinance No. 2947 on January 13, 2004 and Ordinance No. 2949 on February 3, 2004.
- P. "Project" means the Merged Redevelopment Project.
- Q. "Project Area" means the Merged Redevelopment Project Area, which is the territory this Plan applies to, as shown on Exhibit A.
- R. "2004 Amendment Constituent Area" means the territory added to the Project Area by Ordinance No. 2962 adopted on May 4, 2004.
- S. "Otay Valley Constituent Area" means the Otay Valley Redevelopment Project established on December 29, 1983 by Ordinance No. 2059, and amended by Ordinance No. 2611 on November 8, 1994, and Ordinance No. 2818 on August 22, 2000.
- T. "Amended Southwest Constituent Area" means the territory added to the Original Southwest Constituent Area by Ordinance No. 2467 on July 9, 1991.
- U. "Original Southwest Constituent Area" means the Southwest Redevelopment Project established on November 27, 1990 by Ordinance

No. 2420 and amended by Ordinance 2612 on November 6, 1994, and Ordinance 2819 on August 22, 2000.

- V. “Amended Town Centre II Constituent Area” means the territory added to the Original Town Centre II Constituent Area by Ordinance No. 2274 on July 19, 1988.
- W. “Original Town Centre II Constituent Area” means the Town Centre Redevelopment Project established on August 15, 1978 by Ordinance No. 1827 and amended by Ordinance No. 2207 on May 19, 1987, Ordinance No. 2610 on November 8, 1994, and Ordinance No. 2817 on August 22, 2000.
- X. “Redevelopment Law” means the California Community Redevelopment Law (Health and Safety Code, Sections 33000, et seq.) as it now exists or may be hereafter amended.
- Y. “State” means the State of California.
- Z. “State Law” means an enactment of State of California, and includes such regulations as have the force of law.

SECTION III (300) PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on the map attached hereto and incorporated herein as Exhibit A. The legal description of the boundaries of the Project Area is as described in Exhibit B attached hereto and incorporated herein.

SECTION IV (400) REDEVELOPMENT PLAN GOALS

This Plan is intended to achieve the following goals:

2004 Amendment Constituent Area

- Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with this Plan and future Annual Work Programs.
- Provide for the enhancement and renovation of businesses within the Project Area to promote their economic viability.
- Stimulate investment of the private sector in the full development of the Project Area.
- Promote public improvement facilities, which are sensitive to the unique environment qualities of the Project Area.

- Provide adequate roadways to correct street alignment problems, to provide adequate circulation and access to freeways.
- Encourage cooperation and participation of property owners, business persons, public agencies and community organizations in the revitalization of the Project Area.
- Provide needed improvements to the community's recreational, cultural, and other community facilities to better serve the Project Area.
- Expand the resource of developable land by making underutilized land available for development.
- Renovate and restore sites characterized by deficiencies including, but without limitations, conditions of soil which render private development infeasible or impractical.
- Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of this Plan.
- Create physical buffers, which ameliorate the adverse effects of changing land uses along interfaces.
- Discourage "spot zoning" and piecemeal planning practices
- Provide low and moderate income housing as is required to satisfy the needs and desires of the various age and income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of State Law.

Otay Valley Constituent Area

- Eliminate existing blighted conditions, be they properties or structures, and the prevention of recurring blight in and about the Project Area.
- Develop property within a coordinated land use pattern of commercial, industrial, recreational, and public facilities in the Project Area consistent with the goals, policies, objectives, standards, guidelines and requirements as set forth in the City's and County's adopted General Plan and Zoning Ordinance.
- Develop public services and facilities including, but not limited to recreational, maintenance, and operational services and facilities as are necessary and required for the development of the Project Area.
- Eliminate environmental deficiencies including inadequate street improvements, inadequate utility systems, and inadequate public services; and mitigation of highway impacts, including its circulation, movement and its potential social, physical, and environmental characteristics of blight.

- Develop a more efficient and effective circulation corridor system free from hazardous vehicular, pedestrian, and bicycle interfaces.
- Implement techniques to mitigate blight characteristics resulting from exposure to highway and public right-of-way corridor activity and affecting adjacent properties within the Project Area.
- Eliminate all forms of blight including, but not limited to, visual blight, in order to encourage community identity.
- Encourage, promote, and assist in the development and expansion of local commerce and need commercial and industrial facilities, increasing local employment prosperity, and improving the economic climate within the Project Area, and the various other isolated vacant and/or undeveloped properties within the Project Area.
- Acquisition, assemble, and/or dispose of sites of usable and marketable sizes and shapes for residential, open space, recreational and Project public facility development within the Project Area.
- Create a more cohesive and unified community by strengthening the physical, social, and economic ties between residential, commercial, industrial, and recreational land uses within the community and the Project Area.
- Acquisition and dispose of property for the purpose of providing relocation housing, as may be required, to implement the objectives of this Plan.
- Provide for affordable housing availability as required by County, Region, or State law and requirements, as necessary and desirable, consistent with the goals and objectives of the community.
- Encourage the coordination, cooperation, and assistance of other local agencies, as may deem necessary, to ensure that projects undertaken by this Agency are implemented to their fullest and practical extent.
- Achieve a physical environment reflecting a high level of concern of architectural and urban design principals deemed important by the community.
- Encourage community involvement and citizen participation in the adoption of policies, programs, and projects so as to ensure that the Redevelopment Plan is implemented in accordance with the objectives and goals of the General Plan.
- Provide a procedural and financial mechanism by which the Agency can assist, complement, and coordinate public and private development, redevelopment, revitalization, and enhancement of the community.

Original and Amended Southwest Constituent Areas

- Create physical buffers, which ameliorate the adverse effects of changing land uses along interfaces.
- Discourage “spot zoning” and piecemeal planning practices.
- Encourage the establishment and maintenance of “balanced neighborhoods” and subareas, characterized by a planned diversity in building sites, density, housing and land use.
- Provide adequate roadways to correct street alignment problems, to eliminate road hazards and to provide adequate access to freeways.
- Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan and future Annual Work Programs.
- Promote planned light industrial development with the Main Street Corridor.
- Encourage tourism, including the development of high-quality hotels, motels, restaurants, and meeting facilities.
- Provide enhancement and renovation of businesses within the Project Area to promote their economic viability.
- Encourage cooperation and participation of residents, business persons, public agencies and community organizations in the revitalization of the Project Area.
- Stimulate investment of the private sector in the full development of the Project Area.
- Provide needed improvements to the community’s educational, cultural, residential and other community facilities to better serve the Project Area.
- Promote public improvement facilities, which are sensitive to the unique environmental qualities of the Project Area.
- Establish a program, which promotes the rehabilitation of the existing housing stock where appropriate.
- Remove impediments to land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- Expand the resource of developable land by making underutilized land available for development.

- Alleviate certain environmental deficiencies including substandard vehicular and pedestrian circulation systems, insufficient off-street parking and other similar public improvements.
- Provide improvements of local drainage conditions that constrain the development of various parcels in the Project Area, the cost of which cannot be borne by private enterprise acting alone.
- Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.
- Provide low and moderate income housing as is required to satisfy the needs and desires of the various age and income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of State Law.
- Develop safeguards against noise and pollution to enhance the industrial/commercial community.
- To the extent possible, for all redevelopment projects undertaken under this Plan, preference in hiring for jobs created by these redevelopment actions should be given to Chula Vista residents.

Original and Amended Town Centre II Constituent Area

- Eliminate blighting influences, including incompatible land uses, obsolete structures, inadequate parking facilities, unsightly or unattractive signage and graphics, and inadequate landscape and townscape planning.
- Eliminate environmental, economic, social, platting, and physical deficiencies.
- Strengthen the mercantile posture of Town Centre II, and the improvement of retail trade therein.
- Renew Town Centre II's physical plant and the improvement of its land use patterns and spatial relationships.
- Retain and expand viable land uses, commercial enterprises, and public facilities within the area.
- Attract capital and new business enterprises to the project area.
- Promote comprehensive beautification of the area, including its buildings, open space, streetscape, street furniture, graphics, and signage.
- Protect peripheral residential enjoyment and land use integrity.

- Accommodate future local and regional mass transit and related facilities; improvement of off-street parking areas and provision for a mini-transit intra-project system.
- Establish design standards to assure desirable site design and environmental quality.
- Foster cooperation between the Town Centre II Constituent Areas and the Town Centre I Redevelopment Project Area and the protection of the goals, objectives, and economic resurgence of the latter.

SECTION V (500) REDEVELOPMENT PLAN ACTIONS

(501) General

The Agency proposes to alleviate and prevent the spread of blight and deterioration in the Project Area through:

1. The acquisition, installation, construction, reconstruction, redesign, or reuse of streets, utilities, curbs, gutters, sidewalks, traffic control devices, flood control facilities, buildings, structures, parks, playgrounds, and other public improvements.
2. The rehabilitation, remodeling, demolition, or removal of buildings, structures, and improvements.
3. The rehabilitation, development, preservation, provision, or construction of affordable housing in compliance with State Law.
4. Providing the opportunity for participation by owners and tenants presently located in the Project Area and the extension of preferences to persons engaged in business desiring to remain or relocate within the redeveloped Project Area.
5. Providing relocation assistance to displaced occupants in accordance with applicable State Law.
6. The development or redevelopment of land by private enterprise or public agencies for purposes and uses consistent with the objectives of this Plan.
7. The acquisition of real property, personal property, any interest in property, and improvements on the property by purchase, lease, option, grant, bequest, gift, devise, or any other lawful means, or, where it is deemed necessary, by exercising the power of eminent domain, as permitted by Section 503 of this Plan, after conducting appropriate public hearings and making appropriate findings.

8. Site preparation and development and construction of necessary off-site improvements.
9. Improving open space.
10. Managing property acquired by the Agency.
11. Providing financing for the assistance of commercial and industrial development that increases the economic base of both the Project Area and the City, and the number of temporary and permanent jobs.
12. The disposition of real property, personal property, any interest in property, and improvements on the property through methods such as sale, lease, exchange, subdivision, transfer, assignment, pledge, encumbrance or any other lawful means of disposition.
13. Recommending standards to ensure that property will continue to be used in accordance with this Plan.
14. The closure or vacation of certain streets and the dedication of other areas for public purposes.
15. Providing replacement housing, as required.
16. Applying for, receiving and utilizing grants and loans from federal or state governments or any other source.
17. Clearing or moving buildings, structures or other improvements from any real property acquired by the Agency.

To accomplish these actions and to implement this Plan, the Agency is authorized to use the powers provided in this Plan, and the powers now or hereafter permitted by the Redevelopment Law and any other State law.

(502) Property Acquisition

1. (503) Acquisition of Real Property

The Agency may acquire real property by any means authorized by law, including by purchase, lease, obtain option upon, acquire by gift, grant, bequest, devise, exchange, cooperative negotiations, or eminent domain.

The following limitations shall apply to the Agency's eminent domain authority in the Project Area:

- a. Within the Original and Amended Southwest Constituent Areas, no eminent domain acquisition shall be commenced after November 19, 2014, unless

extended by amendment of this Plan. Eminent domain shall not be used to acquire any property used for residential purposes located within areas zoned or otherwise designated for such residential purpose under adopted Specific and/or General Plans of the City, as they may hereafter be amended by the City. Notwithstanding the foregoing, eminent domain may not be commenced on any properties on Jacqua Street prior to the completion of the City's General Plan update initiated in 2002.

- b. Within the Otay Valley Road Constituent Area, no eminent domain acquisition shall be commenced after May 4, 2015, unless extended by amendment of this Plan.
- c. Within the Original and Amended Town Centre II and 2004 Amendment Constituent Areas, no eminent domain acquisition shall be commenced after May 4, 2015, unless extended by amendment of this Plan. Eminent domain shall not be used to acquire any property used for residential purposes located within areas zoned or otherwise designated for such purpose under adopted Specific and/or General Plans of the City, as they may be hereafter amended by the City.
- d. Eminent domain may not be used to acquire property owned by a public body without the consent of that public body.
- e. To the extent required by law, the Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless: (1) such building requires structural alteration, improvement, modernization or rehabilitation; or (2) the site or lot on which the building is situated requires modification in size, shape or use; or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in the Plan pursuant to Sections 506 through 509 of this Plan and applicable provisions of the Redevelopment Law.

2. (504) Acquisition of Personal Property, Any Other Interest in Real Property, or Any Improvements in Real Property

Where necessary in the implementation of this Plan, the Agency is authorized to acquire personal property, any other interest in real property and any improvements on real property including

repurchase of developed property previously owned by the Agency by any lawful means.

(505) Participation by Owners and Persons Engaged in Business

1. (506) Owner Participation

This Plan provides for opportunities for participation in the redevelopment of property in the Project Area by the owners of all or part of such property if the owners agree to participate in the redevelopment in conformity with this Plan.

Participation methods include: (i) remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity for the rehabilitation or development of the Owner's property and, if appropriate, other property, or (ii) submitting to the Agency for its consideration another method of participation proposal pursuant to these Rules. An Owner who participates in the same location may be required, among other actions, to rehabilitate or demolish all or a part of his/her existing buildings. The Agency may also acquire the buildings only and then remove or demolish the buildings. Participation methods also include but are not limited to the Agency buying land and improvements at fair market value from Owners and offering other parcels for purchase and rehabilitation or development by such Owners, or offering an opportunity for such Owners to rehabilitate or develop property jointly with other persons or entities.

Owner Participation opportunities shall be subject to and limited by factors and requirements including:

- a. The Participant(s) must demonstrate to the satisfaction of the Agency that the Participant is financially capable and has the qualifications and experience to perform any and all development, construction, modification, rehabilitation, modernization, construction, land assembly, and/or acquisition of the subject property or properties in order that it will conform to the Plan, any specific plan or design guide, applicable zoning, building, and safety laws and regulations, and the redevelopment proposal, if any, contemplated by the Agency with respect to the subject property.
- b. The Participant's proposed improvements and/or redevelopment conform or will conform to: the goals and objectives established by the Agency; the Plan; any applicable specific plan or design guide; applicable zoning, building and safety laws and regulations; and

the redevelopment proposal for the development site approved by the Agency.

- c. The Agency retains its authority to determine in its sole discretion whether the Participant's(s') proposed development conforms to and furthers the goals and objectives of the Plan and any specific redevelopment proposals on the basis of all the facts and circumstances pertaining to the Participant's proposed development.
- d. The Agency shall consider whether the proposed owner participant development necessitates that the Participant and/or the Agency shall remove, relocate and/or install public utilities and public facilities determined necessary by the Agency for the proposed development.
- e. Consideration of the elimination and/or change of land uses, particularly nonconforming land uses as specified in City codes.
- f. The Agency shall consider the need to realign, abandon, vacate, widen, or open public rights-of-way and the indirect effects of such acts.
- g. Consideration of any reduction in the total number of individual parcels in the Project Area.
- h. Consideration of whether the proposal involves land assembly and development of areas for public and/or private development in accordance with the Plan.

2. (507) Reentry Preferences for Persons Engaged in Business in the Project Area

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to relocate and reenter in business in the redeveloped area, if they otherwise meet the requirements prescribed by this Plan and the Agency's rules governing owner participation and re-entry.

3. (508) Owner Participation Agreements

Under an Owner Participation Agreement, the participant shall agree to rehabilitate, develop, or use the property in conformance with this Plan and be subject to the provisions hereof. In the Owner Participation Agreement, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

Owner Participation Agreements shall include appropriate remedies such as the ability of the Agency to declare the Owner Participation Agreement terminated and acquire the real property or any interest therein, and sell or lease such real property or interest therein for rehabilitation or development in accordance with this Plan in the event a participant breaches the terms of such Owner Participation Agreement.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences to persons who are engaged in business in the Project Area re-entering in business within the redeveloped area if they otherwise meet the requirements prescribed by the Plan.

Where the Agency determines that a proposal for participation is not feasible, is not in the best interests of the Agency or City or that redevelopment can best be accomplished without affording a participant an opportunity to execute an Owner Participation Agreement, the Agency shall not be required to execute an Owner Participation Agreement.

(509) Implementing Rules

The provisions of Sections 505 through 508 of this Plan shall be implemented according to the rules adopted by the Agency prior to the approval of the Ordinance, which may be amended from time to time by the Agency. Such rules allow for Owner Participation Agreements with the Agency.

(510) Cooperation with Public Bodies

Certain public bodies are authorized by State Law to aid and cooperate, with or without consideration, in the planning and implementation of activities authorized by this Plan. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate the implementation of this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and to achieve the highest public good.

Property of a public body shall not be acquired without its consent in accordance with State Law. The Agency shall seek the cooperation of all public bodies, which own or intend to acquire property in the Project Area.

The Agency may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized, to the extent permissible by law, to financially (and otherwise) assist public bodies in the cost of public land, buildings, facilities, structures or other

improvements (within or outside the Project Area) where such land, buildings, facilities, structures, or other improvements are of benefit to the Project Area.

(511) Property Management

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such properties may be rented or leased by the Agency pending their disposition.

(512) Payments to Taxing Agencies

The Agency may pay, but is not required to pay, in any year during which it owns property in the Project Area directly to any City, County or district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been tax exempt, an amount of money in lieu of taxes.

In addition, to the extent required by State Law, the Agency shall remit payments to the affected taxing agencies in a manner consistent with Section 33607.5, Section 33676(b), and any other pertinent and applicable sections of the Redevelopment Law.

All such amounts shall be calculated after the amount required to be deposited in the Low and Moderate Income Housing Fund has been deducted from the total amount of tax increment funds received by the Agency in the applicable fiscal year. Such payments shall be reduced in accordance with the provisions of Section 33607.5 of the Redevelopment Law or any other applicable statute. Such payments shall be the exclusive payments that are required to be made by the Agency to affected taxing entities for the duration of this Plan. Such payments may be subordinated to loans, bonds, or other Agency indebtedness as provided by the Redevelopment Law.

The Agency may also pay to any affected taxing agency any amounts of money, which the Agency has found, are necessary and appropriate to alleviate financial burden or detriment caused by the Project pursuant to an agreement executed prior to January 1, 1994.

(513) Relocation of Persons Displaced by a Project

1. (514) Relocation Program

In accordance with the provisions of the California Relocation Assistance Law (Government Code Section 7260, et seq.) ("Relocation Assistance Act"), the Relocation Assistance and Real Property Acquisition Guidelines adopted and promulgated by the California Department of Housing and Community Development ("Relocation Guidelines") and the the Agency shall provide

relocation benefits and assistance to all “displaced” persons (including families, business concerns, and others) as may be required by law. Such relocation assistance shall be provided in the manner required by the Method of Relocation.

2. (515) Relocation Benefits and Assistance

The Agency shall provide all relocation benefits required by law and in conformance with the Method of Relocation, Relocation Guidelines, Relocation Assistance Act, the Redevelopment Law, and any other applicable rules and regulations.

(516) Demolition, Clearance, Public Improvements, Site Preparation and Removal of Hazardous Waste

1. (517) Demolition and Clearance

The Agency is authorized, for property acquired by the Agency or pursuant to an agreement with the owner of property, to demolish, clear or move buildings, structures, or other improvements from any real property as necessary to carry out the purposes of this Plan.

2. (518) Public Improvements

To the greatest extent permitted by law, the Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements and public utilities (within or outside the Project Area) necessary to carry out the purposes of this Plan. Specifically, the Agency may pay for, install, or construct the buildings, facilities, structures, and other improvements identified in Exhibit C, attached hereto, and may acquire or pay for land required therefore. Additionally, the Agency is authorized to install and construct, or to cause to be installed and constructed, within or without the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public facilities, including, but not limited to: over or underpasses; bridges; streets; bikeways; curbs; gutters; sidewalks; street lights; sewers; storm drains; traffic signals; electrical distribution systems; natural gas distribution systems; wastewater treatment facilities; cable TV and fiber optic communication systems; water distribution systems; parks; windbreaks; trails; plazas; playgrounds; motor vehicle parking facilities; landscaped areas; schools; civic, cultural and recreational facilities; camping facilities; and pedestrian improvements. The public facilities and infrastructure improvement projects that may be undertaken by the Agency pursuant to this Plan are identified in the General Plan, and capital improvement program, incorporated herein by reference.

The Agency, as it deems necessary to carry out the Plan and subject to the consent of the City Council, as may be required by the Redevelopment Law, may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement which is publicly owned either within or outside the Project Area, upon both the Agency and the City Council making the applicable determinations required pursuant to the Redevelopment Law.

When the value of such land or the cost of the installation and construction of such building, facility, structure or other improvement, or both, has been, or will be, paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure or other improvements, or both, by periodic payments over a period of years. Any obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purposes of carrying out this Plan.

3. (519) Preparation of Building Sites

Any real property owned or acquired by the Agency may be developed as a building site. In connection with such development it may cause, provide, or undertake or make provisions with other agencies for the installation, or construction of streets, utilities, parks, playgrounds and other public improvements necessary for carrying out this Plan.

4. (520) Removal of Hazardous Waste

To the extent legally allowable, the Agency may, in its sole discretion, take any actions, which the Agency determines are necessary, and which are consistent with other State and federal laws, to remedy or remove a release of hazardous substances on, under, or from property within the Project Area.

(521) Rehabilitation, Moving of Structures by the Agency and Seismic Repairs

1. (522) Rehabilitation and Conservation

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any property, building or structure owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property, buildings or structures in the Project Area not owned by the Agency to the extent permitted by the Redevelopment Law. The

Agency is authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Project Area.

The extent of rehabilitation in the Project Area shall be subject to the discretion of the Agency based upon such objective factors as:

- a. Compatibility of rehabilitation with land uses as provided for in this Plan.
- b. Economic feasibility of proposed rehabilitation and conservation activity.
- c. Structural feasibility of proposed rehabilitation and conservational activity.
- d. The undertaking of rehabilitation and conservation activities in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency.
- e. The need for expansion of public improvements, facilities and utilities.
- f. The assembly and development of properties in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in the Project Area.

2. (523) Clearing or Moving Structures

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any building structures or other improvements from any real property acquired.

3. (524) Seismic Repairs

For any project undertaken by the Agency within the Project Area for building rehabilitation or alteration in construction, the Agency may, by following all applicable procedures which are consistent with local, State, and federal law, take those actions which the Agency determines are necessary to provide for seismic retrofits.

4. (525) Graffiti Removal

Within the Project Area, the Agency after making the required findings may take any actions that it determines are necessary to remove graffiti from public or private property.

(526) Property Disposition and Development

1. (527) Real Property Disposition and Development

a. (528) General

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage, deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease or sale without public bidding after a noticed public hearing. Except as otherwise permitted by law, before any interest in property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold or leased for development pursuant to this Plan, such sale or lease shall be first approved by the City Council by resolution after a noticed public hearing, together with such findings as may then be required by State Law.

The real property acquired by the Agency in the Project Area, except property conveyed by it to the City or any other public body, shall be sold or leased to public or private persons or entities for improvement and use of the property in conformance with this Plan. Real property may be conveyed by the Agency to the City, and where beneficial to the Project Area, to any other public body without charge or for an amount less than fair market value.

All purchasers or lessees of property from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete improvement of such property within a period of time which the Agency fixes as reasonable, and to comply with other covenants, conditions, or restrictions to prevent speculation or excess profit taking in undeveloped land, including right of reverter to the Agency and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of redevelopment in the Project Area, the Agency shall ensure that all provisions of this Plan, and other documents formulated pursuant to this Plan, are being observed, and that development of the Project Area is proceeding in accordance with applicable development documents and time schedules.

All development, whether public or private, must conform to this Plan and all applicable federal, State, and local laws, including without limitation the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended. Such development must receive the approval of all appropriate public agencies.

b. (529) Purchase and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or otherwise disposed of by the Agency, as well as all property subject to Owner Participation Agreements and Disposition and Development Agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

Leases, deeds, contracts, agreements, and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

The Agency shall reserve such powers and controls in Disposition and Development Agreements or similar agreements as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that redevelopment is carried out pursuant to this Plan.

The Agency shall obligate lessees and purchasers of real property acquired in the Project Area and owners of property improved as part of a redevelopment project to

refrain from restricting the rental, sale or lease of the property on the basis of race, color, religion, sex, marital status, ancestry, or national origin of any person. All deeds, leases, or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain or be subject to such nondiscrimination and non-segregation clauses as are required by Redevelopment Law.

2. (530) Personal Property Disposition

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber, or otherwise dispose of personal property or any other interest in property by any lawful means.

3. (531) Prevention of Discrimination

a. (532) Redevelopment

The redeveloper shall comply with all state and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, color, creed, religion, sex, marital status, national origin or ancestry, in the sale, lease or occupancy of the property.

Pursuant to the Redevelopment Law (Sections 33337 and 33435-33436), contracts entered into by the Agency relating to the sale, transfer or leasing of land, or any interest therein acquired by the Agency within any survey area or redevelopment project, shall comply with the provisions of said sections in substantially the form set forth therein. All such contracts shall further provide that the provisions of said sections shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

b. (533) Deeds, Leases, and Contracts

All deeds, leases, and contracts which the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any land in the Project Area shall contain the following nondiscrimination and non-segregation clauses as prescribed by Redevelopment Law, Section 33436: In deeds the following language shall appear:

"The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."

In leases, the following language shall appear:

"The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

"That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

In contracts, the following language shall appear:

"There shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the land, nor shall the transferee itself

or any person claiming under or through it, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees of the land. The foregoing provision shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument."

(534) Low- and Moderate-Income Housing

The Agency shall comply with all of the low- and moderate-income housing requirements of the Redevelopment Law, which are applicable to this Plan, including applicable expenditure, replacement, and inclusionary housing requirements, including but not limited to the following:

No less than twenty percent of all tax increment funds allocated to the Agency shall be used for the purposes of increasing, improving, and preserving the supply of low- and moderate-income housing available at affordable housing costs to persons and families of low or moderate income and very low income households that is occupied by these persons and families, unless the Agency makes annual findings by resolution as required under Redevelopment Law.

The tax increment funds that are required to be used for increasing and improving the supply of low- and moderate-income housing shall be held in a separate Low and Moderate-Income Housing Fund until used. The moneys in the Low and Moderate-Income Housing Fund shall be used to increase, improve, and preserve the supply of low- and moderate-income housing.

Whenever dwelling units housing persons and families of low or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project, the Agency shall within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate-income an equal number of replacement dwelling units at affordable housing costs within the Project Area or within the jurisdiction of the Agency in accordance with Redevelopment Law."

SECTION VI (600) USES PERMITTED IN THE PROJECT AREA

(601) Maps and Uses Permitted

The Map attached hereto as Exhibit A and incorporated herein illustrates the location of the Project Area boundaries. The land uses permitted by this Plan shall be those permitted by the General Plan and zoning

ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended. A diagram of current permitted uses is presented on Exhibit D.

(602) Public Uses

1. (603) Public Street Layout, Rights-of-Way and Easements

The public street system and street layout for the Project Area is illustrated on the Map identified as Exhibit A. The street system in the Project Area shall be developed in accordance with the General Plan, and all other state and local codes, guidelines, or master or specific plans as they now exist or are hereafter amended.

Certain streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the City as necessary for proper development of the Project Area. Additional easements may be created by the Agency and City in the Project Area as needed for proper development and circulation.

The public rights-of-way shall be used for vehicular, bicycle and/or pedestrian traffic as well as for public improvements, public and private utilities and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained or created.

2. (604) Other Public and Open Space Uses

Both within and, where an appropriate finding has been determined, outside of the Project Area, the Agency may take actions to establish, or enlarge public, institutional, or non-profit uses, including, but not limited to, schools, community centers, auditorium and civic center facilities, theatres and cultural facilities, criminal justice facilities, park and recreational facilities, parking facilities, transit facilities, libraries, hospitals, educational, fraternal, philanthropic and charitable institutions or other similar associations or organizations. All such uses shall be deemed to conform to the provisions of this Plan provided that such uses conform to all other applicable laws and ordinances and that such uses are approved by the City. The Agency may impose such other reasonable restrictions as are necessary to protect development and uses in the Project Area.

(605) Nonconforming Uses

The Agency is authorized but not required to permit an existing use to remain in an existing building in good condition if the use does not conform to the provisions of this Plan, provided that such use is generally

compatible with existing and proposed developments and uses in the Project Area.

The Agency may take actions to, but is not required to, authorize additions, alterations, repairs or other improvements in the Project Area for buildings which do not conform to the provisions of this Plan where, in the determination of the Agency, such improvements would be compatible with surrounding Project Area uses and proposed development.

(606) Interim Uses

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses. Such interim use, however, shall conform to General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended.

(607) General Control and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be subdivided, developed, redeveloped, rehabilitated, or otherwise changed after the date of the adoption of this Plan except in conformance with the goals and provisions of this Plan and the regulations and requirements of the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended. The land use controls of this Plan shall apply for the periods set forth in Section 1000 below. The type, size, height, number and use of buildings within the Project Area will be controlled by the General Plan and applicable zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended.

1. (608) New Construction

All construction in the Project Area shall comply with all applicable State and local laws in effect from time to time. In addition to the City land use regulations and requirements in the Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct improvement activities in the Project Area.

2. (609) Rehabilitation

Any existing structure within the Project Area which the Agency enters into an agreement for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in accordance with the applicable law and in such a manner that it will meet the

following requirements: be safe and sound in all physical respects, be attractive in appearance and not detrimental to the surrounding uses.

3. (610) Number of Dwelling Units

The General Plan shall regulate the total number of dwelling units in the Project Area. As of the date of adoption of this Plan, there are approximately one thousand nine hundred (1,900) dwelling units in the Project Area.

4. (611) Open Space and Landscaping

The approximate amount of open space to be provided in the Project Area is the total of all areas so designated in the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or specific plans as they now exist or are hereafter amended, and those areas in the public rights-of-way or provided through site coverage limitations on new development as established by the City and this Plan. Landscaping shall be developed in the Project Area to ensure optimum use of living plant material in conformance with the standards of the City.

5. (612) Limitations on Type, Size, Height Number and Proposed Use of Buildings

The limits on building intensity, type, size, height, number and proposed use shall be established in accordance with the provisions of the General Plan and zoning ordinance, and all other state and local building codes, guidelines, or master or specific plans as they now exist or are hereafter amended.

6. (613) Signs

All signs shall conform to the requirements of the City. Design of all proposed new signs shall be subject to the review of the City and any additional standards that may be adopted by the Agency to implement the goals of this Plan.

7. (614) Utilities

The Agency, in conformity with the City municipal code, and City policies, shall require that all utilities be placed underground whenever physically possible and economically feasible.

8. (615) Subdivision of Parcels

No parcels in the Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the City.

9. (616) Variations

The Agency is authorized to permit variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine all of the following:

- a. The application of certain provisions of this Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purposes and intent of this Plan.
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property, which do not apply generally to other properties having the same standards, restrictions, and controls.
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area.
- d. Permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, and welfare, and to assure compliance with the purposes of this Plan.

(617) Design for Development

One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan except as permitted by Section 616 of this Plan.

Within the limits, restrictions, and controls established in this Plan, and subject to the provisions of Sections 601 and 607 herein, the Agency is authorized to establish land use, heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area.

No new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with this Plan and any such controls approved by the Agency.

In the case of property, which is the subject of a Disposition and Development Agreement or an Owner Participation Agreement with the Agency, such property shall be developed in accordance with the provisions of such Agreement.

(618) Building Permits

Any building permit that is issued for the rehabilitation or construction of any new building or any addition, construction, moving, conversion or alteration to an existing building in the Project Area from the date of adoption of this Plan must be in conformance with the provisions of this Plan, any design for development adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreements.

SECTION VII (700) METHODS FOR FINANCING THE PROJECT

(701) General Description of the Proposed Financing Methods

Upon adoption of this Plan by the City Council, the Agency is authorized to finance implementation of this Plan with assistance from local sources, the State and/or the federal government, property tax increment, interest income, Agency bonds, donations, loans from private financial institutions or any other legally available source.

The Agency is also authorized to obtain advances, borrow funds, issue bonds or other obligations, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increment revenue or any other funds available to the Agency. Advances and loans for survey and planning and for the operating capital for administration of this Plan may be provided by the City until adequate tax increment revenue or other funds are available to repay the advances and loans. The City or other public agency, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance. Any assistance shall be subject to terms established by an agreement between the Agency, City and/or other public agency providing such assistance.

The Agency may issue bonds or other obligations and expend their proceeds to carry out this Plan. The Agency is authorized to issue bonds or other obligations as appropriate and feasible in an amount sufficient to finance all or any part of Plan implementation activities. The Agency shall pay the principal and interest on bonds or other obligations of the Agency as they become due and payable.

(702) Tax Increment Revenue

For the purposes of the collection of property tax revenue pursuant to this Plan, the effective date of the ordinance shall mean and refer to:

- Original Town Centre II Constituent Area established by Ordinance No. 1827: September 14, 1978.
- Otay Valley Constituent Area established by Ordinance No. 2059: January 28, 1984.
- Amended Town Centre II Constituent Area established by Ordinance No. 2274: August 18, 1988.
- Original Southwest Constituent Area established by Ordinance No. 2420: December 27, 1990.
- Amended Southwest Constituent Area established by Ordinance No. 2467: August 8, 1991.
- 2004 Amendment Constituent Area established by Ordinance No. 2962: May 4, 2004.

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State, County, City, district, or other public corporation (hereinafter called "Taxing Agency" or "Taxing Agencies") after the effective date of the ordinance, shall be divided as follows:

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said Taxing Agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such Taxing Agency, last equalized prior to the effective date of the ordinance, shall be allocated to and when collected shall be paid to the respective Taxing Agencies as taxes by or for said Taxing Agencies on all other property are paid (for the purpose of allocating taxes levied by or for any Taxing Agency or Agencies which did not include the territory in the Project Area on the effective date of the ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date).
2. That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded,

refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project and this Plan. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area as shown by the last equalized assessment roll referred to in paragraph (1.) hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid to the respective Taxing Agencies as taxes on all other property are paid.

3. That portion of the taxes in excess of the amount identified in paragraph (1.) above which is attributable to a tax rate levied by a Taxing Agency for the purpose of producing revenues in an amount sufficient to make annual repayments of the principal of and interest on any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that Taxing Agency. This paragraph (3.) shall only apply to taxes levied to repay bonded indebtedness approved by the voters on or after January 1, 1989.

The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. The portion of taxes allocated and paid to the Agency pursuant to subparagraph (2.) above is irrevocably pledged to pay the principal of and interest on loans, monies advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment program for the Project Area.

(703) Agency Bonds

The Agency is authorized to issue bonds and other obligations from time to time, if it deems it appropriate to do so, in order to finance all or any part of Plan implementation activities.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds or other obligations by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, County, or the State; nor are any of its political subdivisions liable for them; nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds and other obligations do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

(704) Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the federal government, the State, or any other public or private source will be utilized, if available, as appropriate in carrying out this Plan. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

(705) Rehabilitation Loans, Grants, and Rebates

To the greatest extent allowed by State Law, the Agency and the City may commit funds from any source to rehabilitation programs for the purposes of loans, grants, or rebate payments for self-financed rehabilitation work. The rules and regulations for such programs shall be those which may already exist or which may be developed in the future. The Agency and the City shall seek to acquire grant funds and direct loan allocations from State and federal sources, as they may be available from time to time, for the carrying out of such programs.

SECTION VIII (800) ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all reasonable actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Project Area of conditions of blight. Actions by the City may include, but shall not be limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include the requirement of abandonment and relocation by the utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be deemed to require the cost of such abandonment, removal, and relocation to be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements to publicly-owned parcels and utilities in the Project Area.
3. Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

4. Imposition, whenever necessary and applicable, of appropriate design controls within the limits of this Plan in the Project Area to ensure proper development and use of land.
5. Provisions for administration/enforcement of this Plan by the City after completion of development.
6. The undertaking and completion of any other proceedings necessary to carry out the Project.
7. The expenditure of any City funds in connection with redevelopment of the Project Area pursuant to this Plan.
8. Revision of the City zoning ordinance, adoption of master or specific plans or execution of statutory development agreements to permit the land uses and facilitate the development authorized by this Plan.

SECTION IX (900) ADMINISTRATION AND ENFORCEMENT

Upon adoption, the administration and enforcement of this Plan or other documents implementing this Plan shall be performed by the City and/or the Agency, as appropriate.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by litigation or similar proceedings by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry onto property, power of termination, or injunctions. In addition, any recorded provisions, which are expressly for the benefit of owners of property in the Project Area, may be enforced by such owners.

SECTION X (1000) PLAN LIMITATIONS

The following financial and time limitations shall apply to this Plan:

(1001) Amount of Cumulative Tax Increment Revenue

The number of dollars of taxes which may be divided and allocated to the Agency pursuant to Section 33670 of the Redevelopment Law, inclusive of payments to taxing agencies, shall not exceed the following as listed on Table A:

MERGED REDEVELOPMENT PROJECT
REDEVELOPMENT PLAN LIMITS

TABLE A

Constituent Area	Cumulative Tax Increment Revenue Limit 2/	Final Date to Incur Debt 3/	Date of Plan Termination	Termination Date of Revenue
Otay Valley	\$115,000,000	No Limit	12/29/2024	12/29/2034
Southwest (Original)	\$150,000,000 1/	No Limit	11/27/2031	11/27/2041
Southwest (Amended)	included above	No Limit	7/9/2032	7/9/2042
Town Centre II (Original)	100,000,000	No Limit	8/15/2019	8/15/2029
Town Centre II (Amended)	included above	No Limit	7/19/2029	7/19/2039
2003 Amendment Area	No Limit	May 2024	May 2034	May 2049

1/ Adjusted annually by consumers price index.

2/ No tax increment revenue limit required for amendments to project areas after 1/1/94.

3/ The deadline to incur debt with respect to the Otay Valley, Original Southwest, Amended Southwest, Original Town Centre II, and Amended Town Centre II Constituent Areas was eliminated by adoption of the "SB 211 Ordinance" pursuant to Section 33333.6(e)(2) in January 2004.

(1002) Amount of Bonded Indebtedness Outstanding At Any One Time

The amount of bonded indebtedness, to be repaid in whole or in part from the allocation of taxes pursuant to Section 33670 of the Redevelopment Law, which can be outstanding at one time, shall not exceed \$175 million.

(1003) Time Frame to Incur Indebtedness

The time limit on the establishing of loans, advances, and indebtedness to be paid with the proceeds of property taxes received pursuant to Section 33670 of the Redevelopment Law to finance in whole or in part the redevelopment project shall be the time period as provided on Table A. These limits, however, shall not prevent the Agency from incurring debt to be paid from the low and moderate income housing fund or establishing more debt in order to fulfill the Agency's housing obligations under Section 33333.8 of the Redevelopment Law. The loans, advances, or indebtedness may be repaid over a period of time longer than this time limit as provided herein. No loans, advances, or indebtedness to be repaid from the allocation of taxes shall be established or incurred by the Agency beyond this time limitation. This limit shall not prevent the Agency from financing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is

not extended beyond the time limit to repay indebtedness required by this section.

Provided, however, that the time limits established in this Section 1003 may be extended in the manner provided by applicable law.

(1004) Duration of This Plan

Except for the nondiscrimination and nonsegregation provisions of this Plan, and recorded covenants implementing the same, which shall remain in effect in perpetuity, and except as otherwise expressly provided herein, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan shall be effective until the termination date as shown on Table A.

After the expiration of the effective term of the Plan, the Agency shall have no authority to act pursuant to the Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts. However, if the Agency has not completed its housing obligations pursuant to Section 33333.8 of the Redevelopment Law, the Agency shall retain its authority to implement requirements under 33333.8, including the ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as is reasonably possible.

(1005) Time Frame to Collect Tax Increment Revenue

Except as otherwise provided herein or by Redevelopment Law, the time limitation for the receipt of tax increment and the payment of indebtedness with the tax increment pursuant to Section 33670 of the Redevelopment Law the termination date of revenue, as represented on Table A.

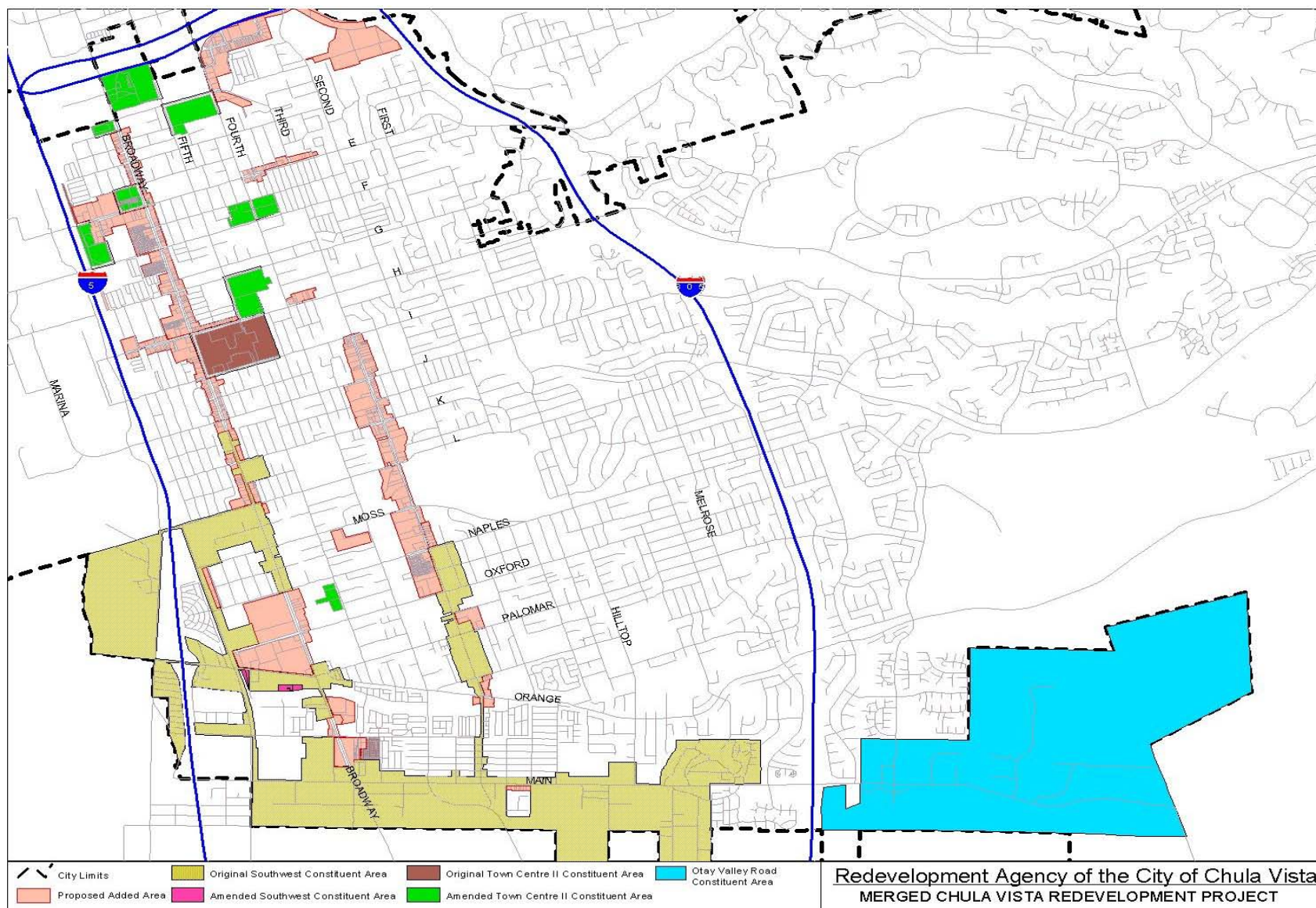
SECTION XI (1100) PROCEDURE OF AMENDMENT

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Redevelopment Law or by any other procedure hereafter established by law.

Amended and Restated Redevelopment Plan

Merged Chula Vista Redevelopment Project

Exhibit A – Chula Vista Merged Project Area Map



Amended and Restated Redevelopment Plan

Merged Chula Vista Redevelopment Project

Exhibit B – Legal Description of Added Area adopted May 4, 2004

REDEVELOPMENT PROJECT AREA “A”

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY PROLONGATION OF THE CENTERLINE OF SEA VALE STREET AND THE EAST LINE OF BROADWAY AS SAID POINT IS HEREIN AFTER REFERRED TO AS THE POINT OF BEGINNING; THENCE

1. N71°15'30"E, 250.00 FEET, MORE OR LESS, ALONG THE EASTERLY PROLONGATION OF SAID CENTERLINE OF SEA VALE STREET; THENCE
2. S18°37'00"E, 152.08 FEET, MORE OR LESS; THENCE
3. S71°39'00"W, 100.00 FEET, MORE OR LESS; THENCE
4. S18°15'00"E, 512.29 FEET, MORE OR LESS, TO THE CENTERLINE OF CASSELMAN STREET; THENCE
5. S71°39'00"W, 50.00 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF CASSELMAN STREET TO A POINT WHICH IS N71°39'00"E, 150.00 FEET FROM THE CENTERLINE OF BROADWAY; THENCE
6. S18°15'00"E, 332.28 FEET, MORE OR LESS, PARALLEL TO SAID CENTERLINE OF BROADWAY TO THE CENTERLINE OF "D" STREET; THENCE
7. N71°03'58"E, 119.60 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF "D" STREET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 2 OF THE MALTA SQUARE SUBDIVISION AS RECORDED IN MAP 1577, RECORDS OF SAN DIEGO COUNTY; THENCE
8. S18°43'30"E, 218.94 FEET ALONG SAID PROLONGATION AND WEST LINE TO AN ANGLE POINT THEREON; THENCE
9. S26°43'30"W, 20.00 FEET, MORE OR LESS, TO THE NORTH LINE OF PARCEL 2 AS RECORDED IN PARCEL MAP NO. 15132, RECORDS OF SAN DIEGO COUNTY; THENCE
10. S71°03'58"W, 119.54 FEET, MORE OR LESS, TO A POINT WHICH IS 140.00 FEET EASTERLY OF THE CENTERLINE OF BROADWAY AND MEASURED AT RIGHT ANGLES; THENCE
11. S18°43'37"E, 764.85 FEET, MORE OR LESS, PARALLEL AND 140.00 FEET EASTERLY OF SAID CENTERLINE OF BROADWAY TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE CHULA VISTA TRACT NO. 87-2 AS RECORDED IN MAP NO. 11782, RECORDS OF SAN DIEGO COUNTY; THENCE

12. N71°00'53"E, 90.00 FEET ALONG SAID PROLONGATION; THENCE
13. S18°43'37"E, 332.15 FEET, MORE OR LESS, TO THE CENTERLINE OF "E" STREET; THENCE
14. S71°00'28"W, 30.00 FEET ALONG SAID CENTERLINE OF "E" STREET TO THE INTERSECTION WITH THE CENTERLINE OF EAST PARK LANE; THENCE
15. S18°43'37"E, 1,320.00 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF EAST PARK LANE TO THE CENTERLINE OF "F" STREET; THENCE
16. S71°03'30"W, 30.00 FEET TO THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE FIRST ALLEY EAST OF BROADWAY; THENCE
17. S18°58'40"E, 990.00 FEET, MORE OR LESS, ALONG SAID PROLONGATION AND SAID WEST LINE AND ITS SOUTHERLY PROLONGATION TO THE CENTERLINE OF PARK WAY; THENCE
18. N70°58'27"E, 78.50 FEET ALONG SAID CENTERLINE OF PARK WAY TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 29 OF THE CHULA VISTA REALTY COMPANY SUBDIVISIONS NO. 2 RECORDED AS MAP NO. 1292, RECORDS OF SAN DIEGO COUNTY; THENCE
19. S18°58'40"E, 330.00 FEET, MORE OR LESS, ALONG SAID PROLONGATION AND SAID EAST LINE AND ITS SOUTHERLY PROLONGATION TO THE CENTERLINE OF "G" STREET; THENCE
20. N70°56'05"E, 16.50 FEET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4 IN BLOCK "A", THE LA PLAYA VISTA SUBDIVISION RECORDED AS MAP NO. 1626, RECORDS OF SAN DIEGO COUNTY; THENCE
21. S18°58'40"E, 180.50 FEET ALONG SAID PROLONGATION AND SAID EAST LINE OF LOT 4 TO THE NORTH LINE OF LOT 15 IN SAID BLOCK "A" OF MAP NO. 1626; THENCE
22. S70°56'05"E, 50.00 FEET TO THE WEST LINE OF SAID LOT 15; THENCE
23. S18°58'40"E, 805.00 FEET ALONG SAID WEST LINE AND ITS SOUTHERLY PROLONGATION TO THE CENTERLINE OF OTIS STREET; THENCE
24. NOT USED
25. NOT USED
26. NOT USED
27. NOT USED
28. N70°56'05"E, 50.00 FEET ALONG SAID CENTERLINE OF OTIS STREET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 4 IN BLOCK "D" OF SAID MAP NO. 1626; THENCE
29. S18°58'40"E, 155.00 FEET ALONG SAID PROLONGATION AND EAST LINE OF SAID LOT 4 TO THE NORTH LINE OF THE FIRST 15.00 FEET WIDE ALLEY NORTH OF "A" STREET; THENCE

30. N70°56'05"E, 1,019.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF FIFTH AVENUE; THENCE
31. S18°58'40"E, 140.75 FEET, MORE OR LESS, ALONG SAID WEST LINE TO THE NORTH LINE OF "H" STREET; THENCE
32. S70°56'05"W, 1,334.00 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF "H" STREET TO THE WEST LINE OF BROADWAY; THENCE
33. S18°40'14"E, 1,402.54 FEET, MORE OR LESS, ALONG SAID WEST LINE OF BROADWAY TO THE SOUTH LINE OF "I" STREET; THENCE
34. N71°30'18"E, 242.50 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF "I" STREET TO THE WEST LINE OF PARCEL 2 OF PARCEL MAP NO. 1118, RECORDS OF SAN DIEGO COUNTY; THENCE
35. S18°36'32"E, 131.00 FEET ALONG SAID WEST LINE OF PARCEL 2 TO THE NORTH LINE OF PARCEL 1 OF SAID PARCEL MAP NO. 1118; THENCE
36. N71°30'18"E, 172.59 FEET ALONG SAID NORTH LINE OF PARCEL 1 TO THE EAST LINE OF SAID PARCEL 1; THENCE
37. S18°36'32"E, 159.18 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID PARCEL 1; THENCE
38. S71°26'27"W, 195.00 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF PARCEL 1 TO THE WEST LINE OF EAST PARK LANE; THENCE
39. S18°36'32"E, 1,030.00 FEET, MORE OR LESS, ALONG SAID WEST LINE OF EAST PARK LANE AND ITS SOUTHERLY PROLONGATION TO THE CENTERLINE OF "J" STREET; THENCE
40. S71°27'30"W, 370.00 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF "J" STREET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE BAY MANOR SUBDIVISION RECORDED AS MAP NO. 2274, RECORDS OF SAN DIEGO COUNTY; THENCE
41. N18°35'30"W, 190.00 FEET ALONG SAID EAST LINE TO THE SOUTHWESTERLY LINE OF LOT 7 IN BLOCK NO. 2 OF SAID MAP NO. 2274; THENCE
42. N58°26'44"W, 94.33 FEET ALONG SAID SOUTHWESTERLY LINE OF LOT 7 AND ITS NORTHWESTERLY PROLONGATION TO THE CENTERLINE OF EAST MANOR DRIVE BEING A CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 147.50 FEET; THENCE
43. NORTHERLY ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 50°08'46" AND ARC DISTANCE OF 129.09 FEET TO A TANGENT LINE; THENCE
44. N18°35'30"W, 570.00 FEET ALONG SAID TANGENT LINE AND CENTERLINE OF EAST MANOR DRIVE TO A TANGENT CURVE CONCAVE AND HAVING A RADIUS OF 147.50 FEET; THENCE

45. NORTHWESTERLY ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 47°22'03" AN ARC DISTANCE OF 121.94 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 4 IN BLOCK 1 OF SAID MAP NO. 2274, A RADIAL LINE THROUGH SAID POINT BEARS N24°02'27"E; THENCE
46. N07°31'32"E, 125.09 FEET ALONG SAID PROLONGATION AND WEST LINE OF SAID LOT 4 IN BLOCK 1 TO THE EAST LINE OF LOT 2 IN SAID BLOCK 1; THENCE
47. N18°35'30"W, 115.00 FEET ALONG SAID EAST LINE OF LOT 2 AND ITS NORTHERLY PROLONGATION TO THE SOUTH LINE OF "I" STREET; THENCE
48. S71°24'00"W, 100.00 FEET, MORE OR LESS, TO A POINT ON A LINE WHICH IS 300.00 FEET WEST AND PARALLEL TO THE CENTERLINE OF BROADWAY; THENCE
49. N18°40'25"W, 220.00 FEET ALONG SAID LINE TO THE SOUTH LINE OF THE GLENMAR SUBDIVISION RECORDED AS MAP NO. 2933, RECORDS OF SAN DIEGO COUNTY; THENCE
50. N71°24'00"E, 70.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID MAP NO. 2933; THENCE
51. N18°40'25"W, 361.02 FEET ALONG SAID EAST LINE OF SAID MAP NO. 2933 TO THE NORTHERLY LINE OF LOT 15 SAID MAP NO. 2933; THENCE
52. S71°24'00"W, 80.00 FEET ALONG SAID NORTHERLY LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE WEST AND HAVING A RADIUS OF 50.00 FEET, SAID CURVE BEING MANKATO STREET CUL-DE-SAC AS SHOWN ON SAID MAP NO. 2933, A RADIAL LINE THROUGH SAID POINT BEARS N71°24'00"E; THENCE
53. NORTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102°00'00", AN ARC DISTANCE OF 89.01 FEET TO A POINT ON THE WEST LINE OF LOT 13 OF SAID MAP NO. 2933, A RADIAL LINE THROUGH SAID POINT BEARS N30°36'00"W; THENCE
54. N02°58'45"E, 76.78 FEET ALONG SAID WEST LINE OF LOT 13 TO THE NORTH LINE OF SAID MAP NO. 2933; THENCE
55. S71°24'50"W, 308.16 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE BAY VISTA NO. 3 SUBDIVISION RECORDED AS MAP NO. 2851, RECORDS OF SAN DIEGO COUNTY; THENCE
56. N18°38'00"W, 433.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 90 OF SAID MAP NO. 2851; THENCE
57. S71°25'40"W, 124.00 FEET ALONG SAID SOUTH LINE OF LOT 90 TO THE CENTERLINE OF JEFFERSON AVENUE; THENCE
58. N18°38'00"W, 5.83 FEET ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 106

OF THE KUEBLER TERRACE NO. 7 SUBDIVISION RECORDED AS MAP NO. 2917, RECORDS OF SAN DIEGO COUNTY; THENCE

59. S71°25'40"W, 260.00 FEET ALONG SAID PROLONGATION AND SOUTH LINE OF SAID LOT 106 AND ITS WESTERLY PROLONGATION TO THE CENTERLINE OF OAKLAWN AVENUE; THENCE

60. N18°38'00"W, 32.57 FEET ALONG SAID CENTERLINE OF OAKLAWN AVENUE TO A LINE WHICH IS 190.00 FEET SOUTH AND PARALLEL TO "H" STREET; THENCE

61. S71°25'40"W, 275.73 FEET ALONG SAID LINE TO THE CENTERLINE OF WOODLAWN AVENUE; THENCE

62. N18°38'00"W, 150.00 FEET ALONG SAID CENTERLINE OF WOODLAWN AVENUE TO THE SOUTH LINE OF "H" STREET; THENCE

63. S71°25'40"W, 189.29 FEET ALONG SAID SOUTH LINE OF "H" STREET TO THE EAST LINE OF PARCEL "A" OF PARCEL MAP RECORDED AS PARCEL MAP NO. 15, RECORDS OF SAN DIEGO COUNTY; THENCE

64. N18°32'00"E, 124.00 FEET ALONG SAID EAST LINE OF PARCEL "A" TO THE SOUTH LINE OF SAID PARCEL "A"; THENCE

65. S71°25'40"W, 330.31 FEET ALONG SAID SOUTH LINE OF PARCEL "A" AND ITS WESTERLY PROLONGATION TO THE EAST LINE OF THE SAN DIEGO AND ARIZONA EASTERN RAILROAD COMPANY RIGHT OF WAY; THENCE

66. N18°42'50"W, 582.86 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE GLENVALE SUBDIVISION RECORDED AS MAP NO. 2953, RECORDS OF SAN DIEGO COUNTY; THENCE

67. N71°25'40"E, 420.00 FEET ALONG SAID NORTH LINE OF MAP NO. 2953 TO THE EAST LINE OF WOODLAWN AVENUE; THENCE

68. S18°42'47"E, 240.80 FEET ALONG SAID EAST LINE; THENCE

68A. N71°25'40"E, 99.70 FEET; THENCE

68B. N18°42'47"W, 11.94 FEET TO A LINE WHICH IS NORTH 190.00 FEET AND PARALLEL WITH THE CENTERLINE OF "H" STREET; THENCE

69. N71°25'40"E, 660.00 FEET ALONG SAID LINE TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST QUARTER OF QUARTER SECTION NO. 163 PER MAP NO. 166, RECORDS OF SAN DIEGO COUNTY; THENCE

70. N18°42'10"W, 470.36 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH ONE HALF OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION NO. 163; THENCE

71. N71°26'50"E, 330.00 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE WEST LINE OF THE WEST ONE HALF OF THE NORTHEAST QUARTER OF SAID QUARTER SECTION NO. 163; THENCE

72. N18°42'10"W, 315.00 FEET ALONG SAID WEST LINE; THENCE

73. N71°26'55"E, 150.00 FEET; THENCE
74. N18°42'10"W, 345.00 FEET, MORE OR LESS, TO THE CENTERLINE OF "G" STREET; THENCE
75. S71°27'00"W, 175.00 FEET ALONG SAID CENTERLINE OF "G" STREET; THENCE
76. N18°58'40"W, 132.00 FEET; THENCE
77. S71°27'00"W, 40.57 FEET; THENCE
78. N18°58'40"W, 199.00 FEET; THENCE
79. N71°27'00"E, 57.00 FEET; THENCE
80. N18°58'40"W, 65.00 FEET; THENCE
81. N71°27'00"E, 20.00 FEET; THENCE
82. N18°58'40"W, 200.00 FEET; THENCE
83. N71°27'00"E, 258.00 FEET TO THE WEST LINE OF BROADWAY; THENCE
84. N18°58'40"W, 65.00 FEET ALONG SAID WEST LINE OF BROADWAY; THENCE
85. LEAVING SAID WEST LINE, S71°27'00"W, 599.37 FEET; THENCE'
86. N18°58'40"W, 330.57 FEET; THENCE
87. N71°27'00"E, 300.00 FEET; THENCE
88. N18°58'40"W, 291.03 FEET TO THE SOUTH LINE OF "F" STREET; THENCE
89. S70°54'27"W, 300.00 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF "F" STREET TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHEAST QUARTER OF QUARTER SECTION NO. 162 PER MAP NO. 166, RECORDS OF SAN DIEGO COUNTY; THENCE
90. N18°47'51"W, 1,023.76 FEET ALONG SAID WEST LINE TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF PARCEL D OF PARCEL MAP RECORDED AS PARCEL MAP NO. 27, RECORDS OF SAN DIEGO COUNTY; THENCE
91. S71°05'09"W, 430.00 FEET, MORE OR LESS, ALONG SAID EASTERLY PROLONGATION TO THE EAST LINE OF SAID PARCEL D; THENCE
92. S18°54'14"E, 165.00 FEET ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION TO THE SOUTH LINE OF PARCEL E OF SAID PARCEL MAP NO. 27; THENCE
93. S71°05'09"W, 200.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF WOODLAWN AVENUE; THENCE

94. S18°54'14"E, 157.27 FEET ALONG SAID EAST LINE OF WOODLAWN AVENUE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION NO. 162; THENCE
95. S70°51'50"W, 299.78 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF PARCEL 1 OF PARCEL MAP RECORDED AS PARCEL MAP NO. 14, RECORDS OF SAN DIEGO COUNTY;
96. THENCE N19°01'10"W, 320.00 FEET ALONG SAID EAST LINE TO AN ANGLE POINT THEREON; THENCE
97. S70°51'50"W, 3.00 FEET TO AN ANGLE POINT THEREON; THENCE
98. N19°01'10"W, 152.45 FEET ALONG SAID EAST LINE OF PARCEL 1; THENCE
99. N70°56'10"E, 42.99 FEET; THENCE
100. N19°01'10"W, 230.00 FEET TO THE NORTH LINE OF "E" STREET; THENCE
101. S70°56'10"W, 290.00 FEET ALONG SAID NORTH LINE OF "E" STREET TO THE EAST LINE OF THE SAN DIEGO AND ARIZONA EASTERN RAILROAD COMPANY RIGHT-OF-WAY; THENCE
102. N18°49'02"W, 507.09 FEET, MORE OR LESS, ALONG SAID EAST RIGHT OF WAY LINE TO THE SOUTH LINE OF PARCEL 1 PER MAP RECORDED AS PARCEL MAP 4459, RECORDS OF SAID COUNTY; THENCE
103. N71°04'52"E, 519.68 FEET, MORE OR LESS, ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID PARCEL MAP 4459; THENCE
104. S18°49'42"E, 30.00 FEET, MORE OR LESS, ALONG SAID EAST LINE; THENCE
105. S71°04'52"W, 170.00 FEET; THENCE
106. S18°49'42"E, 146.00 FEET TO THE CENTERLINE OF FLOWER STREET; THENCE
107. N71°04'52"E, 490.00 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF FLOWER STREET TO THE WEST LINE OF JEFFERSON AVENUE; THENCE
108. N18°54'38"E, 704.26 FEET ALONG SAID WEST LINE OF JEFFERSON AVENUE TO THE SOUTH LINE OF "E" STREET; THENCE
109. N71°00'00"E, 740.77 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF "E" STREET TO THE EAST LINE OF BROADWAY; THENCE
110. N18°54'10"W, 734.58 FEET, MORE OR LESS, ALONG SAID EAST LINE OF BROADWAY TO THE NORTH LINE OF FLOWER STREET; THENCE
111. S70°59'12"W, 220.45 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF FLOWER STREET TO THE EAST LINE OF THE FIRST ALLEY WEST OF BROADWAY; THENCE

112. N18°54'10"W, 604.60 FEET, MORE OR LESS, ALONG SAID EAST LINE OF SAID ALLEY TO THE SOUTH LINE OF "D" STREET; THENCE
113. S71°03'58"W, 63.17 FEET ALONG SAID SOUTH LINE TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF PARCEL MAP RECORDED AS PARCEL MAP NO. 16986, RECORDS OF SAID COUNTY; THENCE
114. N18°36'31"W, 310.71 FEET ALONG SAID PROLONGATION AND EAST LINE OF SAID PARCEL MAP 16986 AND ITS NORTHERLY PROLONGATION; THENCE
115. N71°10'53"E, 53.58 FEET; THENCE
116. N18°36'31"W, 44.00 FEET; THENCE
117. S71°10'53"W, 53.58 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF PARCEL MAP RECORDED AS PARCEL MAP NO. 4161, RECORDS OF SAID COUNTY; THENCE
118. N18°36'31"W, 617.68 FEET, MORE OR LESS, ALONG SAID PROLONGATION AND WEST LINE OF PARCEL MAP NO. 4161 TO THE SOUTH LINE OF SEA VALE STREET; THENCE
119. N71°11'58"E, 283.60 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF SEA VALE STREET TO THE EAST LINE OF BROADWAY; THENCE
120. N18°54'10"W, 50.00 FEET, MORE OR LESS, ALONG SAID EAST LINE OF BROADWAY TO THE POINT OF BEGINNING.

CONTAINING: 148.67 ACRES, MORE OR LESS

PROJECT AREA A-1

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 4TH STREET LOCATED N17°39'59"W, 40.00 FEET ALONG SAID CENTERLINE FROM THE INTERSECTION OF THE CENTERLINE OF "C" STREET AND THE CENTERLINE OF SAID 4TH STREET, SAID POINT IS HEREONAFTER REFERRED TO AS THE POINT OF BEGINNING; THENCE

1. N17°39'59"W, 1,093.82 FEET ALONG SAID CENTERLINE OF 4TH STREET TO THE SOUTH LINE OF STATE HIGHWAY 54; THENCE ALONG SAID SOUTH LINE OF HIGHWAY 54 THE NEXT FOURTEEN (14) COURSES;

2. N81°47'48"E, 50.68 FEET; THENCE
3. N72°26'48"E, 23.83 FEET; THENCE
4. N05°16'34"W, 82.74 FEET; THENCE
5. N30°57'56"E, 123.42 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS N74°02'59"W, THENCE
6. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°59'36", AN ARC DISTANCE OF 544.45 FEET TO A TANGENT LINE; THENCE
7. N58°08'01"E, 190.96 FEET ALONG SAID TANGENT LINE TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS N33°56'49"W; THENCE
8. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°45'58" AN ARC DISTANCE OF 150.32 FEET TO A TANGENT LINE; THENCE
9. N66°49'09"E, 191.09 FEET ALONG SAID TANGENT LINE; THENCE
10. N70°41'21"E, 942.60 FEET; THENCE
11. N60°49'35"E, 101.24 FEET; THENCE
12. N72°06'23"E, 206.00 FEET; THENCE
13. N43°33'12"E, 106.94 FEET; THENCE
14. N56°06'00"E, 75.74 FEET; THENCE
15. N74°24'21"E, 142.89 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 1,620.00 FEET, SAID CURVE ALSO BEING THE SOUTHWESTERLY LINE OF THE SWEETWATER RIVER CHANNEL, A RADIAL LINE THROUGH SAID POINT BEARS N24°03'06"E; THENCE
16. LEAVING SAID SOUTH LINE OF HIGHWAY 54 SOUTHEASTERLY ALONG SAID CURVE AND SOUTHWESTERLY LINE OF SAID SWEETWATER RIVER CHANNEL THROUGH A CENTRAL ANGLE OF 04°57'18", AN ARC DISTANCE OF 140.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 458.35 FEET, A RADIAL LINE THROUGH SAID POINT FROM RADIUS 458.35 FEET IS S04°18'02"W AND A RADIAL LINE THROUGH SAID POINT FROM RADIUS 1,620.00 FEET IS N29°00'24"E; THENCE
17. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'14", AN ARC DISTANCE OF 99.76 FEET TO A POINT ON A TANGENT LINE, A RADIAL LINE THROUGH SAID POINT BEARS S16°46'16"W; THENCE
18. S59°22'06"W, 49.77 FEET ALONG SAID NON-TANGENT LINE; THENCE

19. S42°57'44"E, 65.03 FEET; THENCE
20. S59°22'06"W, 90.10 FEET; THENCE
21. S61°51'16"W, 136.95 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE CLARA HAVEN SUBDIVISION AS RECORDED IN MAP NO. 1603, RECORDS OF SAID SAN DIEGO COUNTY; THENCE
22. S72°16'31"W, 477.66 FEET ALONG SAID NORTHERLY LINE OF MAP NO. 1603 TO THE EAST LINE OF THE SWEETWATER VALLEY INDUSTRIAL PARK SUBDIVISION RECORDED AS MAP NO. 4670, RECORDS OF SAN DIEGO COUNTY; THENCE
23. S17°40'55"E, 638.23 FEET ALONG SAID EAST LINE OF MAP NO. 4670 TO THE SOUTH LINE OF SAID MAP NO. 4670; THENCE
24. S72°09'26"W, 1,202.58 FEET ALONG SAID SOUTH LINE OF MAP NO. 4670 TO THE CENTERLINE OF NORTH GLOVER AVENUE; THENCE
25. S17°41'09"E, 23.80 FEET ALONG SAID CENTERLINE OF NORTH GLOVER AVENUE TO A TANGENT CURVE CONCAVE WEST AND HAVING A RADIUS OF 200.00 FEET; THENCE
26. SOUTHERLY ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 104.72 FEET TO A TANGENT LINE; THENCE
27. S12°18'51"W, 86.51 FEET ALONG SAID TANGENT LINE AND CENTERLINE TO A TANGENT CURVE CONCAVE EAST AND HAVING A RADIUS OF 200.00 FEET; THENCE
28. SOUTHERLY ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 30°00'00" AN ARC DISTANCE OF 104.72 FEET TO A TANGENT LINE; THENCE
29. S17°41'09"E, 24.81 FEET ALONG SAID TANGENT LINE AND CENTERLINE OF NORTH GLOVER AVENUE; THENCE
30. LEAVING SAID CENTERLINE S72°18'51"W, 30.00 FEET TO THE WEST LINE OF SAID NORTH GLOVER AVENUE; THENCE
31. S17°41'09"E, 308.15 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF PARCEL MAP RECORDED AS PARCEL MAP NO. 5938, RECORDS OF SAN DIEGO COUNTY; THENCE
32. S71°42'30"W, 403.12 FEET ALONG SAID NORTH LINE OF PARCEL MAP NO. 5938 TO THE WEST LINE OF SAID PARCEL MAP NO. 5938; THENCE
33. S17°39'59"E, 356.03 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF THIRD AVENUE; THENCE
34. S03°02'12"E, 40.00 FEET TO A POINT ON THE CENTERLINE OF SAID THIRD AVENUE BEING A CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 500.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS N03°02'12"W; THENCE

35. SOUTHWESTERLY ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 25°10'15" AN ARC DISTANCE OF 219.66 FEET TO A TANGENT LINE; THENCE
36. S67°51'57"E, 682.29 FEET ALONG SAID TANGENT LINE AND CENTERLINE OF THIRD AVENUE; THENCE
37. AT RIGHT ANGLES TO SAID CENTERLINE, S22°08'03"W, 40.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID THIRD AVENUE; THENCE
38. LEAVING SAID SOUTHWESTERLY LINE, S18°16'15"E, 71.59 FEET, THENCE
39. S71°36'40"W, 295.00 FEET; THENCE
40. N63°03'51"W, 133.70 FEET; THENCE
41. N67°51'57"W, 124.00 FEET; THENCE
42. N54°59'36"W, 195.31; THENCE
43. S71°39'35"W, 285.16 FEET TO THE EAST LINE OF FOURTH AVENUE; THENCE
44. N18°19'00"W, 372.68 FEET, MORE OR LESS, ALONG SAID EAST LINE OF FOURTH AVENUE TO THE NORTH LINE OF "C" STREET; THENCE
45. S71°42'30"W, 40.00 FEET ALONG SAID NORTH LINE OF "C" STREET TO THE POINT OF BEGINNING.

CONTAINING: 41.96 ACRES, MORE OR LESS

PROJECT AREA A-2

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WITHIN A PORTION OF QUARTER SECTIONS 125 AND 126 OF THE RANCHO DE LA NACION PER MAP NO. 166 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE 80 ACRE LOT 1 OF SAID QUARTER SECTION 125 OF THE RANCHO DE LA NACION PER SAID MAP NO. 166; THENCE

1. S18°36'13"E, 404.37 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING; THENCE
2. S71°18'32"W, 529.18 FEET; THENCE

3. N18°35'51"W, 22.86 FEET; THENCE
4. S71°12'45"W, 185.05 FEET; THENCE
5. N20°10'18"E, 381.96 FEET TO THE SOUTH LINE OF THE 80 ACRE LOT 2 SAID QUARTER SECTION 126; THENCE
6. S78°18'32"W, 441.60 FEET ALONG SAID SOUTH LINE; THENCE
7. N18°36'39"W, 125.00 FEET; THENCE
8. S70°39'10"W, 159.01 FEET; THENCE
9. N18°36'39"W, 63.82 FEET; THENCE
10. N71°18'32"E, 614.61 FEET; THENCE
11. N03°56'36"E, 300.00 FEET; THENCE
12. N47°32'39"E, 206.61 FEET; THENCE
13. N12°03'33"E, 261.87 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1,620.00 FEET, SAID CURVE ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SWEETWATER RIVER CHANNEL, A RADIAL LINE THROUGH SAID POINT BEARS S12°58'44"W; THENCE
14. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°58'53" AN ARC DISTANCE OF 564.96 FEET TO A TANGENT LINE; THENCE
15. N57°02'23"W, 637.69 FEET ALONG SAID TANGENT LINE AND SOUTHWESTERLY RIGHT OF WAY LINE OF THE SWEETWATER RIVER CHANNEL TO A TANGENT CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 1,620.00 FEET, THENCE
16. NORTHWESTERLY ALONG SAID CURVE AND RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 03°57'13", AN ARC DISTANCE OF 111.79 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 458.35 FEET, SAID CURVE ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY OF THE INTERSTATE 805 FREEWAY, A RADIAL LINE THROUGH SAID POINT FROM RADIUS CURVE 1,620.00 FEET IS N29°00'24"E AND A RADIAL LINE FROM RADIUS CURVE 458.35 FEET IS S04°18'02"W; THENCE THE NEXT SIX (6) COURSES ALONG SAID INTERSTATE 805 RIGHT OF WAY;
17. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°52'27" AN ARC DISTANCE OF 94.99 FEET TO A TANGENT LINE; THENCE
18. N82°25'35"E, 163.21 FEET; THENCE
19. N03°41'04"W, 5.01 FEET; THENCE
20. N82°25'35"E, 18.70 FEET; THENCE
21. S07°34'25"E, 45.00 FEET; THENCE

22. N82°25'35"E, 126.14 FEET TO THE CENTERLINE OF SAID RIGHT-OF-WAY OF THE SWEETWATER RIVER CHANNEL; THENCE
23. S57°02'23"E, 378.32 FEET ALONG SAID CENTERLINE TO A TANGENT CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF 1,400.00 FEET; THENCE
24. SOUTHEASTERLY ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 42°53'37" AN ARC DISTANCE OF 1,048.90 FEET TO A TANGENT LINE; THENCE
25. S80°02'00"E, 132.35 FEET ALONG SAID TANGENT LINE AND CENTERLINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE INTERSTATE 805 FREEWAY; THENCE NEXT FIVE (5) COURSES ALONG SAID INTERSTATE 805 RIGHT-OF-WAY
26. S17°41'42"E, 222.02 FEET; THENCE
27. N80°02'00"E, 269.00 FEET; THENCE
28. S49°28'03"E, 767.32 FEET; THENCE
29. S18°37'53"E, 157.46 FEET; THENCE
30. S37°39'52"E, 19.04 FEET TO THE NORTH LINE OF SWEETWATER BLUFFS SUBDIVISION RECORDED AS MAP NO. 8831, RECORDS OF SAID COUNTY; THENCE
31. S71°12'00"W, 1,178.35 FEET, MORE OR LESS, ALONG SAID NORTH LINE AND ITS WESTERLY PROLONGATION, TO THE EAST LINE OF THE 80 ACRE LOT 1 OF QUARTER SECTION 125 OF THE RANCHO DE LA NACION PER SAID MAP NO. 166; THENCE
32. S18°36'13"E, 68.98 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

CONTAINING: 46.14 ACRES, MORE OR LESS

PREPARED UNDER THE SUPERVISION OF:

HENRY T. SOAPER, L.S.4933 DATE

REDEVELOPMENT PROJECT AREA “B”

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF THIRD AVENUE WHICH IS N18°59'22"W, 40.00 FEET ALONG SAID CENTERLINE FROM THE INTERSECTION OF THE CENTERLINE OF SAID THIRD AVENUE WITH THE CENTERLINE OF “T” STREET; THENCE

1. N70°56'12"E, 252.00 FEET ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF “T” STREET AND ALONG SAID NORTH LINE OF “T” STREET; THENCE
2. NOT USED
3. NOT USED
4. NOT USED
5. NOT USED
6. S18°59'22"E, 276.35 FEET TO THE NORTH LINE OF PARCEL 1 OF PARCEL MAP RECORDED AS PARCEL MAP NO. 3229, RECORDS OF SAN DIEGO COUNTY; THENCE
7. N70°56'12"E, 74.25 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PARCEL 1 OF PARCEL MAP NO. 3229; THENCE
8. S18°58'47"E, 945.00 FEET ALONG SAID EAST LINE AND ITS SOUTHERLY PROLONGATION TO A LINE WHICH IS 140.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF “J” STREET; THENCE
9. S71°04'01"W, 95.00 FEET ALONG SAID LINE PARALLEL TO SAID CENTERLINE OF “J” STREET; THENCE
10. S18°58'47"E, 180.00 FEET TO THE SOUTH LINE OF “J” STREET; THENCE
11. S71°04'01"W, 62.22 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 1 OF BLOCK 1 OF FOSTERS ADDITION RECORDED IN MAP NO. 1266, RECORDS OF SAN DIEGO COUNTY; THENCE
12. S18°58'47"E, 590.98 FEET ALONG SAID EAST LINE OF LOT 1 AND ITS SOUTHERLY PROLONGATION TO THE NORTH LINE OF KEARNEY STREET; THENCE
13. N71°00'00"E, 192.78 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF CHURCH AVENUE; THENCE

14. S19°05'30"E, 278.69 FEET ALONG SAID EAST LINE OF CHURCH AVENUE TO THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 23 OF THE MARIE M. HATZ SUBDIVISION RECORDED AS MAP NO. 2533, RECORDS OF SAN DIEGO COUNTY; THENCE
15. S71°01'00"W, 193.24 FEET ALONG SAID PROLONGATION AND NORTH LINE OF LOT 23 TO THE WEST LINE OF SAID LOT 23; THENCE
16. S19°05'00"E, 272.50 FEET ALONG SAID WEST LINE OF LOT 23 AND ITS SOUTHERLY PROLONGATION TO THE SOUTH LINE OF LOT 27 OF SAID MAP NO. 2533; THENCE
17. N71°01'00"E, 193.28 FEET ALONG SAID SOUTH LINE OF LOT 27 AND ITS EASTERLY PROLONGATION TO THE EAST LINE OF CHURCH AVENUE; THENCE
18. S19°05'30"E, 190.00 FEET ALONG SAID WEST LINE OF CHURCH AVENUE AND ITS SOUTHERLY PROLONGATION TO THE SOUTH LINE OF "K" STREET; THENCE
19. N71°02'45"E, 23.70 FEET ALONG SAID SOUTH LINE OF "K" STREET TO THE WEST LINE OF PARCEL 1 OF PARCEL MAP RECORDED AS PARCEL MAP NO. 3200, RECORDS OF SAN DIEGO COUNTY; THENCE
20. S19°01'15"E, 290.51 FEET ALONG SAID WEST LINE OF PARCEL 1 TO THE NORTH LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 3200; THENCE
21. N71°03'21"E, 131.90 FEET ALONG SAID NORTH LINE OF PARCEL 3 TO THE EAST LINE OF SAID PARCEL 3, THENCE
22. S19°00'00"E, 289.88 FEET ALONG SAID EAST LINE OF PARCEL 3 AND ITS SOUTHERLY PROLONGATION TO THE WESTERLY LINE OF LOT 47 OF THE ELYSIA SUBDIVISION RECORDED AS MAP NO. 3375, RECORDS OF SAN DIEGO COUNTY; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES
23. N06°21'00"W, 196.20 FEET; THENCE
24. S28°17'00"W, 85.10 FEET; THENCE
25. S07°57'00"E, 138.71 FEET; THENCE
26. S71°03'04"W, 37.80 FEET TO THE EAST LINE OF PARCEL MAP RECORDED AS PARCEL MAP NO. 94, RECORDS OF SAN DIEGO COUNTY; THENCE
27. S19°04'02"E, 291.87 FEET ALONG SAID EAST LINE OF PARCEL MAP NO. 94 TO A POINT ON THE CENTERLINE OF "L" STREET BEING ALSO A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 500.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS S41°34'02"E; THENCE
28. SOUTHWESTERLY ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 22°37'44" AN ARC DISTANCE OF 197.47 FEET TO A TANGENT LINE; THENCE

29. S71°03'42"W, 426.96 FEET ALONG SAID TANGENT LINE AND CENTERLINE OF "L" STREET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF PARCEL 2 OF PARCEL MAP RECORDED AS PARCEL MAP NO. 218, RECORDS OF SAN DIEGO COUNTY; THENCE
30. N18°44'06"W, 290.47 FEET ALONG SAID PROLONGATION AND WEST LINE OF PARCEL 2 TO THE SOUTH LINE OF SAID PARCEL 2; THENCE
31. NOT USED
32. NOT USED
33. N71°18'30"E, 21.01 FEET TO THE EASTERLY BOUNDARY LINE OF PARCEL 1 OF PARCEL MAP RECORDED AS PARCEL MAP NO. 131, RECORDS OF SAN DIEGO COUNTY; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES:
34. N18°43'47"W, 500.35 FEET; THENCE
- 34A. N71°17'06"E, 291.06 FEET TO THE WEST LINE OF THIRD AVENUE; THENCE ALONG SAID WEST LINE OF SAID THIRD AVENUE
- 34B. N18°43'30"W, 50.00 FEET; THENCE LEAVING SAID WEST
- 34C. S71°17'06"W, 291.06 FEET; THENCE
- 34D. N18°43'47"W, 110.00 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE
35. S71°18'30"W, 30.00 FEET ALONG SAID NORTH LINE OF SAID PARCEL 1 TO A LINE WHICH IS 360.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF THIRD AVENUE; THENCE
36. N18°43'47"W, 330.00 FEET ALONG SAID LINE TO THE CENTERLINE OF "K" STREET; THENCE
37. S70°57'20"W, 300.00 FEET, MORE OR LESS, TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 31 IN QUARTER SECTION 139 AS PER MAP NO. 505, RECORDS OF SAN DIEGO COUNTY; THENCE
38. N19°03'40"W, 660.44 FEET, MORE OR LESS, ALONG SAID PROLONGATION AND WEST LINE OF SAID LOT 31 TO THE NORTHERLY PROLONGATION TO THE CENTERLINE OF KEARNEY STREET; THENCE
39. N19°03'40"W, 660.00 FEET, MORE OR LESS CONTINUING ALONG SAID NORTHERLY PROLONGATION TO THE CENTERLINE OF "J" STREET; THENCE
40. NOT USED
41. N70°56'30"E, 310.00 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF "J" STREET TO A LINE WHICH IS 350.00 FEET WEST OF AND PARALLEL TO THE CENTERLINE OF THIRD AVENUE; THENCE
42. N18°59'22"W, 330.00 FEET, MORE OR LESS, ALONG SAID LINE TO THE SOUTH LINE OF LOT 10 OF SAID QUARTER SECTION 139; THENCE

43. N70°56'30"E, 20.00 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF LOT 10 TO THE WEST LINE OF THE EAST 290.00 FEET OF SAID LOT 10; THENCE
44. N18°59'22"W, 330.00 FEET, MORE OR LESS TO THE NORTH LINE OF SAID LOT 10; THENCE
45. S70°57'30"E, 1.18 FEET ALONG SAID NORTH LINE; THENCE
46. N18°59'22"W, 165.00 FEET, THENCE
47. N70°57'30"W, 1.08 FEET; THENCE
48. N18°59'22"W, 165.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF LOT 2 OF SAID QUARTER SECTION 139; THENCE
49. N70°58'00"E, 31.08 FEET ALONG SAID SOUTH LINE OF LOT 2; THENCE
50. N18°59'22"W, 160.00 FEET TO THE SOUTH LINE OF THE NORTH 130.00 FEET OF SAID LOT 2; THENCE
51. N71°04'40"E, 62.00 FEET ALONG SAID SOUTH LINE; THENCE
52. N18°59'22"W, 210.00 FEET, MORE OR LESS, TO THE NORTH LINE OF "T" STREET; THENCE
53. N71°04'40"E, 238.00 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF "T" STREET TO THE POINT OF BEGINNING.

CONTAINING: 67.87 ACRES, MORE OR LESS

PROJECT AREA B-1

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING A PORTION OF PRAY'S ORANGE VILLA TRACT RECORDED AS MAP NO. 1718, RECORDS OF SAN DIEGO COUNTY, SAID LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE CENTERLINE OF FOURTH AVENUE AND THE CENTERLINE OF "H" STREET AS SHOWN ON SAID MAP NO. 1718; THENCE

1. N19°01'30"W, 240.10 FEET ALONG SAID CENTERLINE OF FOURTH AVENUE TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 20 OF SAID MAP NO. 1718; THENCE

2. N70°58'56"E, 190.00 FEET ALONG SAID PROLONGATION AND NORTH LINE OF SAID LOT 20 TO THE WEST LINE OF LOT 16 OF SAID MAP NO. 1718; THENCE
3. N19°01'30"W, 90.45 FEET ALONG SAID WEST LINE OF LOT 2 TO THE NORTH LINE OF SAID MAP NO. 1718; THENCE
4. N70°58'56"E, 659.94 FEET, MORE OR LESS, ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 10 OF SAID MAP NO. 1718; THENCE
5. S19°02'23"E, 90.76 FEET, MORE OR LESS, ALONG SAID EAST LINE OF LOT 10 TO THE NORTH LINE OF THE SOUTH 200.00 FEET OF SAID LOT 10; THENCE
6. S71°00'00"W, 94.00 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 10; THENCE
7. S19°02'23"E, 200.00 FEET ALONG SAID WEST LINE OF LOT 10 TO THE NORTH LINE OF "H" STREET; THENCE
8. S71°00'00"W, 315.00 FEET ALONG SAID NORTH LINE OF "H" STREET; THENCE
9. S19°00'00"E, 40.00 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF "H" STREET; THENCE
10. S71°00'00"W, 441.00 FEET, MORE OR LESS, ALONG SAID CENTERLINE OF "H" STREET TO THE POINT OF BEGINNING.

CONTAINING: 4.80 ACRES, MORE OR LESS

PROJECT AREA B-2

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF "E" STREET WITH THE WESTERLY LINE OF FOURTH AVENUE BEING 80.00 FEET WIDE; THENCE

1. N18°20'45"W, 190.00 FEET ALONG SAID WESTERLY LINE OF FOURTH AVENUE TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE FIRST ALLEY NORTH OF "E" STREET; THENCE

2. N71°23'58"E, 390.00 FEET ALONG SAID PROLONGATION AND SOUTH LINE OF SAID ALLEY AND ITS EASTERLY PROLONGATION TO THE CENTERLINE OF GLOVER AVENUE; THENCE
3. S18°20'45"E, 15.00 FEET ALONG SAID CENTERLINE OF GLOVER AVENUE TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE FIRST ALLEY NORTH OF "E" STREET; THENCE
4. N71°23'58"E, 310.34 FEET, MORE OR LESS, ALONG SAID PROLONGATION AND SOUTH LINE OF SAID ALLEY AND ITS EASTERLY PROLONGATION TO THE CENTERLINE OF GARRETT AVENUE; THENCE
5. N18°20'45"W, 6.25 FEET ALONG SAID CENTERLINE OF GARRETT AVENUE; THENCE
6. N71°23'58"E, 325.00 FEET, MORE OR LESS, TO THE CENTERLINE OF LANDIS AVENUE; THENCE
7. N18°20'45"W, 82.06 FEET ALONG SAID CENTERLINE OF LANDIS AVENUE; THENCE
8. N71°23'58"E, 335.00 FEET, MORE OR LESS, TO THE CENTERLINE OF THIRD AVENUE; THENCE
9. S18°20'45"E, 58.31 FEET ALONG SAID CENTERLINE OF THIRD AVENUE; THENCE
10. N71°23'58"E, 635.00 FEET; THENCE
11. S18°20'45"E, 153.00 FEET; THENCE
12. N71°23'58"E, 25.00 FEET; THENCE
13. N18°20'45"W, 98.00 FEET, MORE OR LESS, TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE HERMOSA MANOR SUBDIVISION RECORDED AS MAP NO. 2345, RECORDS OF SAN DIEGO COUNTY; THENCE
14. N71°23'58"E, 119.55 FEET; THENCE
15. S18°20'45"E, 110.00 FEET TO THE NORTH LINE OF "E" STREET; THENCE
16. S71°23'58"W, 1,469.98 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF "E" STREET TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF GARRETT AVENUE; THENCE
17. S18°20'45"E, 145.00 FEET ALONG SAID PROLONGATION AND WEST LINE TO THE SOUTH LINE OF THE NORTH HALF OF LOT 11 IN BLOCK B OF THOMPSON'S SUBDIVISION AS RECORDED IN MAP 1197, RECORDS OF SAID COUNTY; THENCE
18. S71°23'58"W, 140.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE FIRST 15.00 FEET WIDE ALLEY EAST OF GLOVER AVENUE; THENCE

19. S18°20'45"E, 125.00 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF LOT 4 IN SAID BLOCK OF MAP 1197; THENCE
20. S71°23'58"W, 125.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF GLOVER AVENUE; THENCE
21. N18°20'45"W, 50.00 FEET ALONG SAID EAST LINE TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF "E" STREET; THENCE
22. S71°23'58"W, 405.00 FEET ALONG SAID PROLONGATION AND SOUTH LINE OF SAID ALLEY AND ITS WESTERLY PROLONGATION TO THE WEST LINE OF FOURTH AVENUE; THENCE
23. N18°20'45"W, 180.39 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINING: 11.104 ACRES, MORE OR LESS

PREPARED UNDER THE SUPERVISION OF:

HENRY T. SOAPER, L.S.4933 DATE

REDEVELOPMENT PROJECT AREA “C”

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF “L” STREET WITH THE CENTERLINE OF THIRD AVENUE; THENCE

1. S18°36'47"E, 1,321.17 FEET ALONG SAID CENTERLINE OF THIRD AVENUE TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF MOSS STREET BEING A CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 2,740.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS N07°43'19"W; THENCE
2. SOUTHEASTERLY ALONG SAID CURVE AND CENTERLINE THROUGH A CENTRAL ANGLE OF 02°59'52" AN ARC DISTANCE OF 143.36 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE VILLA CAMPESTRE SUBDIVISION RECORDED AS MAP NO. 8070, RECORDS OF SAN DIEGO COUNTY, A RADIAL LINE THROUGH SAID POINT BEARS N04°43'27"W; THENCE
3. S18°36'47"E, 498.19 FEET ALONG SAID PROLONGATION AND WEST LINE OF MAP NO. 8070 TO THE SOUTH LINE OF SAID MAP NO. 8070; THENCE
4. N71°23'13"E, 87.00 FEET TO THE EAST LINE OF PARCEL 1 OF PARCEL MAP RECORDED AS PARCEL MAP NO. 6431, RECORDS OF SAN DIEGO COUNTY; THENCE
5. S18°36'47"E, 548.62 FEET ALONG SAID EAST LINE OF PARCEL 1 AND ITS SOUTHERLY PROLONGATION; THENCE
6. N71°28'57"E, 5.00 FEET; THENCE
7. S18°36'47"E, 50.00 FEET; THENCE
8. S71°28'57"W, 5.00 FEET; THENCE
9. S18°36'47"E, 154.00 FEET TO THE NORTH LINE OF NAPLES STREET; THENCE
10. S71°28'57"W, 267.00 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF NAPLES STREET TO THE WEST LINE OF THIRD AVENUE; THENCE
11. S17°52'26"E, 1,322.94 FEET, MORE OR LESS, ALONG SAID WEST LINE OF THIRD AVENUE TO THE NORTH LINE OF OXFORD STREET; THENCE
12. S72°12'50"W, 636.83 FEET ALONG SAID NORTH LINE OF OXFORD STREET; THENCE

13. N17°51'46"W, 290.45 FEET TO THE NORTH LINE OF LOT 32 OF QUARTER SECTION 141 PER MAP NO. 505, RECORDS OF SAN DIEGO COUNTY; THENCE
14. N72°11'29"E, 15.00 FEET TO THE WEST LINE OF LOT 26 OF SAID QUARTER SECTION 141; THENCE
15. N17°51'46"W, 2,313.85 FEET, MORE OR LESS, ALONG SAID WEST LINE OF LOT 26 AND ITS NORTHERLY PROLONGATION TO THE CENTERLINE OF MOSS STREET; THENCE
16. N71°21'47"E, 257.50 FEET ALONG SAID CENTERLINE OF MOSS STREET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 364.00 FEET OF LOT 31 IN QUARTER SECTION 140 RECORDED IN MAP NO. 505, RECORDS OF SAN DIEGO COUNTY; THENCE
17. N18°36'47"W, 330.41 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 31; THENCE
18. S71°22'02"W, 85.75 FEET ALONG SAID NORTH LINE OF LOT 31; THENCE
19. N18°56'30"W, 133.16 FEET TO A POINT ON A CURVE CONCAVE NORTH AND HAVING A RADIUS OF 190.50 FEET, A RADIAL LINE THROUGH SAID POINT BEARS S51°06'30"E; THENCE
20. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°58'46" AN ARC DISTANCE OF 259.27 FEET TO A POINT ON A REVERSE CURVE CONCAVE SOUTH AND HAVING A RADIUS OF 284.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS N26°52'16"E; THENCE
21. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°32'16" AN ARC DISTANCE OF 7.62 FEET TO A POINT ON A NON-TANGENT LINE, A RADIAL THROUGH SAID POINT BEARS N25°20'00"E; THENCE
22. N14°30'02"W, 54.25 FEET ALONG SAID NON-TANGENT LINE; THENCE
23. N53°10'27"E, 106.24 FEET; THENCE
24. N19°00'00"W, 200.00 FEET; THENCE
25. N07°54'00"E, 210.00 FEET; THENCE
26. N19°00'00"W, 350.00 FEET, MORE OR LESS, TO THE CENTERLINE OF "L" STREET; THENCE
27. N71°22'36"E, 544.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING: 76.71 ACRES, MORE OR LESS

PROJECT AREA C-1

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF THE NORTHEAST QUARTER OF QUARTER SECTION 145 AS PER MAP NO. 505, RECORDS OF SAN DIEGO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF MOSS STREET WITH THE CENTERLINE OF FOURTH AVENUE; THENCE

1. S71°36'40"W, 660.29 FEET ALONG SAID CENTERLINE OF MOSS STREET TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 3 OF SAID QUARTER SECTION 145; THENCE
2. S18°22'25"E, 40.00 FEET ALONG SAID PROLONGATION TO THE NORTHEAST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING; THENCE
3. S18°22'25"E, 290.50 FEET ALONG SAID EAST LINE OF LOT 3 TO THE NORTH LINE OF LOT 5 OF SAID QUARTER SECTION 145; THENCE
4. N71°35'27"E, 620.31 FEET TO THE WEST LINE OF FOURTH STREET; THENCE
5. S18°22'40"E, 330.46 FEET ALONG SAID WEST LINE OF FOURTH STREET TO THE SOUTH LINE OF SAID LOT 5; THENCE
6. S71°38'02"W, 930.76 FEET ALONG SAID SOUTH LINE OF LOT 5 AND ITS WESTERLY PROLONGATION TO THE EAST LINE OF THE LUNDGREN MANOR SUBDIVISION RECORDED AS MAP NO. 3183, RECORDS OF SAN DIEGO COUNTY; THENCE
7. N18°23'07"W, 621.17 FEET, MORE OR LESS, ALONG SAID EAST LINE OF MAP NO. 3183 TO THE SOUTH LINE OF MOSS STREET; THENCE
8. N71°36'40"E, 310.15 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF MOSS STREET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 9.03 ACRES, MORE OR LESS

PROJECT AREA C-2

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF QUARTER SECTION 142 AS PER MAP NO. 505, RECORDS OF SAN DIEGO COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THIRD AVENUE AND THE CENTERLINE OF PALOMAR STREET BEING ALSO THE CENTER OF SAID QUARTER SECTION 142; THENCE

1. N18°18'53"W, 40.00 FEET TO THE NORTH LINE OF PALOMAR STREET; THENCE
2. N71°47'10"E, 370.00 FEET ALONG THE NORTH LINE OF PALOMAR STREET TO THE TRUE POINT OF BEGINNING; THENCE
3. N18°18'53"W, 270.00 FEET; THENCE
4. S71°46'52"W, 330.00 FEET TO THE EAST LINE OF THIRD AVENUE; THENCE
5. N18°18'53"W, 320.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF KENNEDY STREET; THENCE
6. N71°45'52"E, 620.38 FEET ALONG SAID SOUTH LINE OF KENNEDY STREET; THENCE
7. S18°18'50"E, 590.00 FEET, MORE OR LESS, TO THE NORTH LINE OF PALOMAR STREET; THENCE
8. S71°47'10"W, 290.65 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 8.04 ACRES, MORE OR LESS

PROJECT AREA C-3

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF QUINTARD STREET WITH THE CENTERLINE OF THIRD AVENUE; THENCE

1. S18°36'10"E, 185.00 FEET ALONG THE CENTERLINE OF THIRD AVENUE; THENCE
2. N71°25'43"E, 40.00 FEET TO THE EASTERLY LINE OF THIRD AVENUE AND THE TRUE POINT OF BEGINNING; THENCE
3. N71°25'43"E, 136.00 FEET; THENCE
4. N18°36'10"W, 145.00 FEET TO THE SOUTHERLY LINE OF QUINTARD STREET; THENCE
5. N71°25'43"E, 236.00 FEET ALONG SAID SOUTHERLY LINE; THENCE
6. S18°40'17"E, 145.00 FEET; THENCE
7. S71°25'43"W, 64.23 FEET; THENCE
8. S06°00'20"W, 302.39 FEET; THENCE
9. S84°04'50"E, 83.52 FEET; THENCE
10. S06°75'40"E, 157.11 FEET TO THE NORTH LINE OF ORANGE STREET; THENCE
11. S83°27'00"E, 37.25 FEET ALONG SAID NORTH LINE OF ORANGE STREET; THENCE
12. S06°33'00"W, 100.00 FEET TO THE SOUTH LINE OF SAID ORANGE STREET AND THE EAST LINE OF PARCEL 1 OF PARCEL MAP RECORDED AS PARCEL MAP NO. 16311, RECORDS OF SAN DIEGO COUNTY; THENCE
13. S00°01'06"E, 221.98 FEET TO THE SOUTH LINE OF SAID PARCEL 1; THENCE
14. S89°58'54"W, 266.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THIRD AVENUE; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID EAST LINE OF THIRD AVENUE:
15. N00°01'06"W, 272.63 FEET; THENCE
16. N89°58'54"E, 1.00 FOOT TO A CURVE CONCAVE WEST AND HAVING A RADIUS OF 548.00 FEET; THENCE

17. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°35'04" AN ARC DISTANCE OF 177.75 FEET TO A TANGENT LINE; THENCE
18. N18°36'10"W, 73.38 FEET ALONG SAID TANGENT LINE; THENCE
19. N84°04'50"W, 8.79 FEET; THENCE
20. N18°36'10"W, 192.35 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 5.00 ACRES, MORE OR LESS

PROJECT AREA C-4

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF ANITA STREET WITH THE CENTERLINE OF THIRD AVENUE; THENCE

1. N00°16'11"E, 971.83 FEET ALONG THE CENTERLINE OF THIRD AVENUE; THENCE
2. N89°43'49"W, 33.00 FEET TO THE WEST LINE OF THIRD AVENUE; THENCE
3. S74°21'16"W, 9.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE
4. S74°21'16"W, 207.97 FEET; THENCE
5. N00°16'11"E, 248.77 FEET TO THE SOUTH LINE OF ORANGE AVENUE; THENCE
6. S83°27'00"E, 183.29 FEET TO A TANGENT CURVE CONCAVE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE
7. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°43'10" AN ARC DISTANCE OF 29.22 FEET TO THE WEST LINE OF THIRD AVENUE; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST LINE OF THIRD AVENUE; THENCE
8. S00°16'11"W, 151.81 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 0.96 ACRES, MORE OR LESS

PROJECT AREA C-5

NOT USED

PROJECT AREA C-6

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET WITH THE CENTERLINE OF DEL MONTE AVENUE (FORMERLY THIRD STREET); THENCE

1. S89°40'45"E, 55.29 FEET ALONG THE CENTERLINE OF MAIN STREET; THENCE
2. S00°19'15"W, 50.00 FEET TO THE SOUTH LINE OF MAIN STREET AND THE TRUE POINT OF BEGINNING; THENCE
3. S89°40'45"E, 590.16 FEET ALONG SAID SOUTH LINE OF MAIN STREET; THENCE
4. S00°07'30"W, 141.50 FEET; THENCE
5. N89°54'00"W, 480.20 FEET; THENCE
6. N00°06'00"E, 12.50 FEET; THENCE
7. N89°54'00"W, 135.00 FEET TO THE EAST LINE OF DEL MONTE AVENUE; THENCE
8. N00°06'00"E, 106.72 FEET ALONG SAID EAST LINE TO A TANGENT CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE
9. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°13'15" AN ARC DISTANCE OF 39.37 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING: 2.00 ACRES, MORE OR LESS

PROJECT AREA C-7

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BROADWAY WITH THE CENTERLINE OF "J" STREET; THENCE

1. N71°23'40"E, 170.00 FEET ALONG THE CENTERLINE OF "J" STREET; THENCE
2. S18°36'00"E, 330.00 FEET; THENCE
3. N71°23'40"E, 50.00 FEET; THENCE
4. S18°36'00"E, 330.00 FEET; THENCE
5. S71°23'40"W, 170.00 FEET TO THE EAST LINE OF BROADWAY; THENCE
6. N18°36'00"W, 330.00 FEET ALONG SAID EAST LINE; THENCE
7. S71°23'40"W, 300.00 FEET; THENCE
8. N18°36'00"W, 330.00 FEET TO THE CENTERLINE OF "J" STREET; THENCE
9. N71°23'40"E, 250.00 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

CONTAINING: 4.47 ACRES, MORE OR LESS

PROJECT AREA C-8

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF BROADWAY, (100.00 FEET WIDE), WITH THE NORTH LINE OF "K" STREET, (80.00 FEET WIDE); THENCE

1. N18°36'00"W, 455.00 FEET ALONG SAID EAST LINE OF BROADWAY;
THENCE
2. N71°30'00"E, 150.00 FEET THENCE
3. S18°36'00"E, 455.00 FEET TO THE NORTH LINE OF "K" STREET; THENCE
4. S71°30'00"W, 150.00 FEET ALONG SAID NORTH LINE TO THE POINT OF
BEGINNING.

CONTAINING: 1.56 ACRES, MORE OR LESS

PROJECT AREA C-9

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS
OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF
CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF "K" STREET (80.00
FEET WIDE) WITH THE WEST LINE OF BROADWAY (100.00 FEET WIDE);
THENCE

1. S18°36'00"E, 140.00 FEET ALONG SAID WEST LINE OF BROADWAY;
THENCE
2. S71°30'00"W, 180.00 FEET; THENCE
3. N18°36'00"W, 180.00 FEET TO THE NORTH LINE OF "K" STREET; THENCE
4. S71°30'00"W, 62.00 FEET ALONG SAID NORTH LINE OF "K" STREET;
THENCE
5. N18°36'00"W, 170.00 FEET; THENCE
6. N71°30'00"E, 32.00 FEET; THENCE
7. N18°36'00"W, 120.00 FEET; THENCE
8. N71°30'00"E, 210.00 FEET TO THE WEST LINE OF BROADWAY; THENCE
9. S18°36'00"E, 330.00 FEET ALONG SAID WEST LINE TO THE POINT OF
BEGINNING.

CONTAINING: 2.32 ACRES, MORE OR LESS

PROJECT AREA C-10

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF "L" STREET (80.00 FEET WIDE) WITH THE WEST LINE OF BROADWAY (100.00 FEET WIDE); THENCE

1. S71°32'00"W, 526.00 FEET ALONG SAID NORTH LINE OF "L" STREET TO THE EAST LINE OF THE PEPPER TREE LANE TRACT RECORDED AS MAP NO. 2898, RECORDS OF SAN DIEGO COUNTY; THENCE
2. N18°28'50"W, 250.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID MAP NO. 2898; THENCE
3. N71°32'00"E, 346.00 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID MAP NO. 2898; THENCE
4. N18°28'50"W, 718.23 FEET ALONG SAID EAST LINE; THENCE
5. N71°33'30"E, 180.00 FEET TO THE WEST LINE OF BROADWAY; THENCE
6. S18°28'50"E, 968.15 FEET ALONG SAID WEST LINE OF BROADWAY TO THE POINT OF BEGINNING.

CONTAINING: 6.04 ACRES, MORE OR LESS

PROJECT AREA C-11

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF "L" STREET (80.00 FEET WIDE) WITH THE EAST LINE OF BROADWAY (100.00 FEET WIDE); THENCE

1. N18°22'16"W, 621.51 FEET ALONG SAID EAST LINE OF BROADWAY TO THE CENTERLINE OF SIERRA WAY; THENCE
2. N71°44'03"E, 171.00 FEET ALONG SAID CENTERLINE OF SIERRA WAY TO THE CENTERLINE OF EAST PARK LANE; THENCE
3. S18°22'16"E, 621.38 FEET ALONG SAID CENTERLINE TO THE NORTH LINE OF "L" STREET; THENCE
4. N71°44'03"E, 91.38 FEET ALONG SAID NORTH LINE OF "L" STREET; THENCE
5. S18°23'43"E, 370.20 FEET; THENCE
6. S71°45'27"W, 113.00 FEET; THENCE
7. N18°23'43"W, 370.16 FEET TO THE NORTH LINE OF "L" STREET; THENCE
8. S71°44'03"W, 150.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING: 3.40 ACRES, MORE OR LESS

PROJECT AREA C-12

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF BROADWAY (100.00 FEET WIDE) WITH THE SOUTH LINE OF NAPLES STREET (80.00 FEET WIDE) PRODUCED EAST AND WEST; THENCE

1. N71° 36'15"E, 372.45 FEET ALONG SAID SOUTH LINE OF NAPLES STREET; THENCE
2. S18°27'21"E, 455.59 FEET; THENCE
3. S71°36'15"W, 10.21 FEET; THENCE
4. S18°27'21"E, 165.19 FEET; THENCE
5. S71°38'45"W, 63.79 FEET; THENCE
6. S18°27'21"E, 165.00 FEET; THENCE
7. S71°38'45"W, 23.19 FEET; THENCE
8. S18°27'21"E, 495.45 FEET TO THE CENTERLINE OF OXFORD STREET; THENCE

9. S71°38'48"W, 50.13 FEET ALONG SAID CENTERLINE OF OXFORD STREET; THENCE
 10. S18°24'58"E, 330.35 FEET; THENCE
 11. S71°38'48"W, 174.00 FEET TO THE EAST LINE OF BROADWAY; THENCE
 12. S18°26'57"E, 660.57 FEET ALONG SAID EAST LINE OF BROADWAY; THENCE
 13. S71°37'27"W, 100.00 FEET TO THE WEST LINE OF BROADWAY; THENCE
 14. S18°26'57"E, 182.00 FEET ALONG SAID WEST LINE OF BROADWAY TO AN ANGLE POINT THEREON; THENCE
 15. S15°06'24"E, 18.20 FEET TO A TANGENT CURVE CONCAVE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE
 16. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°51'46" AN ARC DISTANCE OF 31.37 FEET TO A TANGENT LINE AND THE NORTHERLY LINE OF PALOMAR STREET; THENCE THE FOLLOWING SIX (6) COURSES ALONG SAID NORTHERLY LINE:
 17. S74°45'22"W, 21.31 FEET TO A TANGENT CURVE CONCAVE NORTH AND HAVING A RADIUS OF 50.00 FEET; THENCE
 18. NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°02'26" AN ARC DISTANCE OF 11.38 FEET TO A POINT ON A COMPOUND CURVE CONCAVE NORTH AND HAVING A RADIUS OF 264.00 FEET, A RADIAL LINE THROUGH SAID POINT BEARS S02°12'12"E; THENCE
 19. NORTHWEST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°41'39" AN ARC DISTANCE OF 35.44 FEET TO A TANGENT LINE; THENCE
 20. N84°30'33"W, 28.75 FEET; THENCE
 21. N62°30'02"W, 5.34 FEET; THENCE
 22. N83°27'00"W, 1,864.42 FEET, MORE OR LESS, TO THE EAST LINE OF THE SAN DIEGO AND ARIZONA EASTERN RAILROAD COMPANY RIGHT-OF-WAY; THENCE
 23. N18°24'40"W, 428.00 FEET ALONG SAID EAST LINE; THENCE
 24. N71°38'51"E, 729.37 FEET; THENCE
 25. N18°27'31"W, 628.25 FEET; THENCE
 26. S71°36'15"W, 40.00 FEET; THENCE
 27. N18°27'31"W, 617.46 FEET, MORE OR LESS, TO THE SOUTH LINE OF NAPLES STREET; THENCE
 28. N71°36'15"E, 1,168.73 FEET, MORE OR LESS, ALONG SAID SOUTH LINE OF NAPLES STREET TO THE POINT OF BEGINNING.
- CONTAINING: 18.10 ACRES, MORE OR LESS

PROJECT AREA C-13

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF ANITA STREET WITH THE EAST LINE OF BROADWAY (100.00 FEET WIDE); THENCE

1. S89°50'00"E, 694.74 FEET ALONG SAID CENTERLINE OF ANITA STREET; THENCE
2. S00°01'30"E, 343.00 FEET; THENCE
3. N89°57'40"W, 159.10 FEET; THENCE
4. S00°03'00"W, 329.72 FEET; THENCE
5. N89°57'40"W, 182.70 FEET; THENCE
6. S00°03'00"W, 206.07 FEET; THENCE
7. N89°23'30"W, 493.40 FEET, MORE OR LESS, TO THE EAST LINE OF SILVAS STREET; THENCE
8. N00°05'00"E, 931.19 FEET, MORE OR LESS, ALONG SAID EAST LINE OF SILVAS STREET TO THE NORTH LINE OF ANITA STREET; THENCE
9. N89°50'00"W, 183.28 FEET ALONG SAID NORTH LINE OF ANITA STREET; THENCE
10. N02°09'42"E, 200.12 FEET; THENCE
11. N89°48'00"E, 16.50 FEET; THENCE
12. N09°42'23"W, 114.68 FEET; THENCE
13. N18°21'22"W, 192.33 FEET; THENCE
14. N77°30'08"E, 90.47 FEET, MORE OR LESS, TO THE WEST LINE OF BROADWAY; THENCE
15. N71°38'38"E, 100.00 FEET TO THE EAST LINE OF BROADWAY; THENCE
16. N18°21'22"W, 609.95 FEET ALONG SAID EAST LINE OF BROADWAY; THENCE
17. S89°43'03"E, 325.37 FEET; THENCE
18. S71°18'52"E, 438.56 FEET; THENCE
19. S00°08'41"W, 561.23 FEET; THENCE

20. S82°14'02"W, 487.43 FEET, MORE OR LESS, TO THE EAST LINE OF BROADWAY; THENCE

21. S18°21'22"E, 403.99 FEET ALONG SAID EAST LINE OF BROADWAY TO THE POINT OF BEGINNING.

CONTAINING: 32.38 ACRES, MORE OR LESS

PROJECT AREA C-15

DESCRIPTION:

ALL THAT CERTAIN LAND SITUATED WITHIN THE CORPORATE CITY LIMITS OF THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF COLORADO AVENUE BEING 60.00 FEET IN WIDTH AND THE NORTH LINE OF NAPLES STREET BEING 80.00 FEET IN WIDTH; THENCE

1. S71°36'15"W, 135.00 FEET ALONG SAID NORTH LINE OF NAPLES STREET TO THE EAST LINE OF THE LANDS OF THE METROPOLITAN TRANSIT DEVELOPMENT BOARD; THENCE

2. N18°27'02"W, 1,244.99 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE SOUTH LINE OF MOSS STREET BEING 80.00 FEET IN WIDTH; THENCE

3. N71°33'46"E, 135.00 FEET ALONG SAID SOUTH LINE OF MOSS STREET TO SAID WEST LINE OF COLORADO AVENUE; THENCE

4. S18°27'02"E, 1,245.09 FEET, MORE OR LESS, ALONG SAID WEST LINE OF COLORADO AVENUE TO THE POINT OF BEGINNING.

CONTAINING: 3.82 ACRES, MORE OR LESS

PREPARED UNDER THE SUPERVISION OF:

HENRY T. SOAPER, L.S.4933

DATE

Amended and Restated Redevelopment Plan

Merged Chula Vista Redevelopment Project

Exhibit C – Listing of Proposed Public Facilities and Infrastructure Projects

Public Infrastructure Projects

Improvements to Project Area public infrastructure are intended to alleviate traffic congestion and improve public safety, remove costly impediments to development, and upgrade infrastructure to contemporary standards to stimulate private development. The proposed traffic/circulation improvement projects shall include, but are not limited to roadways, landscape, street lights, pedestrian walkways, bridges, interchanges, roadways, curbs, gutters, sidewalks, parking, street widening, street lights, traffic signals, over or underpasses, utility undergrounding, bicycle paths, street medians, trails, and trolley crossings.

The proposed sewer and drainage improvement projects shall include, but are not limited to, monitoring systems, sewer parallels, drainage, sewer lines, wastewater treatment facilities, flooding systems, floor control dikes, and sewer systems. The proposed utility and communication improvement projects shall include, but are not limited to, electrical distribution systems, natural gas distribution systems; cable TV and fiber optic communication systems, water distribution systems, and windbreakers.

Further compliance with General Plan, zoning standards, and environmental review may be necessary for these proposals to come forward. Projects include, but are not limited to the following:

- 1) Street/Entryway Beautification. Construct streetscape improvements at key Project Area locations, including Fourth Avenue and Highway 54.
- 2) Main Street Improvements. Construct street improvements along Main Street to improve traffic flows and upgrade character of right-of-way.
- 3) Broadway Revitalization. Implement a variety of street and other applicable improvements along Broadway, from H Street to L Street.

Community Facilities

The proposed community facilities improvement projects shall include, but not limited to parks, open spaces, schools, school facilities, fire and police facilities, communication systems, libraries, fire protection, cultural centers, community centers, city maintenance facilities, plazas, recreational facilities, playgrounds, and civic center. Further compliance with General Plan, zoning standards, and environmental review may be necessary for these proposals to come forward.

Amended and Restated Redevelopment Plan

Merged Chula Vista Redevelopment Project

Exhibit D – Diagram of Current Permitted Land Uses

The following map presents the current General Plan land use designations for the Project Area. As these designations are subject to change, please refer to the General Plan for more information.

